

\$606,000 - 152 Southbank Street, Okotoks

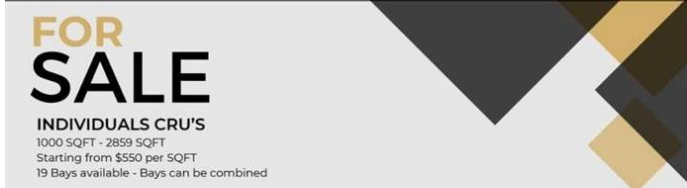
MLS® #A2115557

\$606,000


0 Bedroom, 0.00 Bathroom,
Commercial on 1.56 Acres

Cimarron, Okotoks, Alberta

Introducing Okotoks (Southbank) Commercial Development, the newest retail development in the City of Okotoks – the perfect opportunity for businesses looking to establish a prime location. Units from 1104.4 to 1335.2 sq ft. Zoned IBP and located at 152 Southbank Street. Just a stone's throw from Costco and many other establishments. CRU units for sale! This development features modern, state-of-the-art units, each with large windows and glazing that provide ample natural light. 19 units in total with assigned parking. The development is conveniently located in a bustling commercial area, with easy access to Highway 2 and Highway 7, it makes it easily accessible for both residents and visitors. This accessibility enhances the visibility and accessibility of retail units, potentially increasing foot traffic and sales. This development is shadow anchored by RioCan's Southbank Centre including McDonalds, Tim Hortons, Micheal's, Winners, Home Depot, Goodlife Fitness, Dollarama, Sportchek, Costco and many others. With Okotoks expanding, this opportunity is a promising venture due to its growing population, thriving economy, limited competition, strategic location, diverse demographics, investment in infrastructure, stable real estate market and community support. The development offers ample parking for all your customers. This is a unique opportunity to own a piece of a prime commercial strip mall in one of the city's most




FOR SALE
INDIVIDUALS CRU'S
1000 SQFT - 2859 SQFT
Starting from \$550 per SQFT
19 Bays available - Bays can be combined



Permitted & Discretionary Uses

- Retail & Service
- Day Care/Child Care
- Office
- Coffee Shop
- Restaurant
- Liquor/Cannabis Store
- Medical & Pharmacy
- Fast Food/Take Out
- Convenience Store
- Dental Clinic
- Grocery Store
- Professional Services
- Salons & Spas
- Vet Clinic
- and many more ...



sought-after locations. Don't miss out on the chance to establish your business in this thriving community. Download a brochure and contact your agent today to schedule a tour and learn more about how you can be a part of the Okotoks Market.

Built in 2026

Essential Information

MLS® #	A2115557
Price	\$606,000
Bathrooms	0.00
Acres	1.56
Year Built	2026
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	152 Southbank Street
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T0L 0A0

Amenities

Parking Spaces	66
----------------	----

Additional Information

Date Listed	March 26th, 2024
Days on Market	372
Zoning	IBP

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.