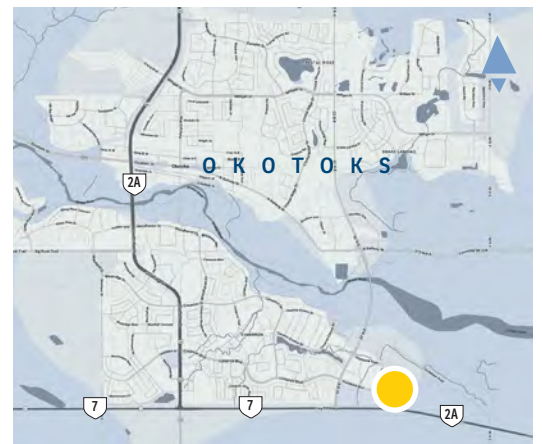


**UNCONDITIONALLY
SOLD**

DEVELOPMENT LAND FOR SALE

Southbank Business Park
114 Southbank Blvd, Okotoks, AB

1 acre



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Andrew Sherbut, VICE PRESIDENT, PARTNER

C: **403-607-1819**

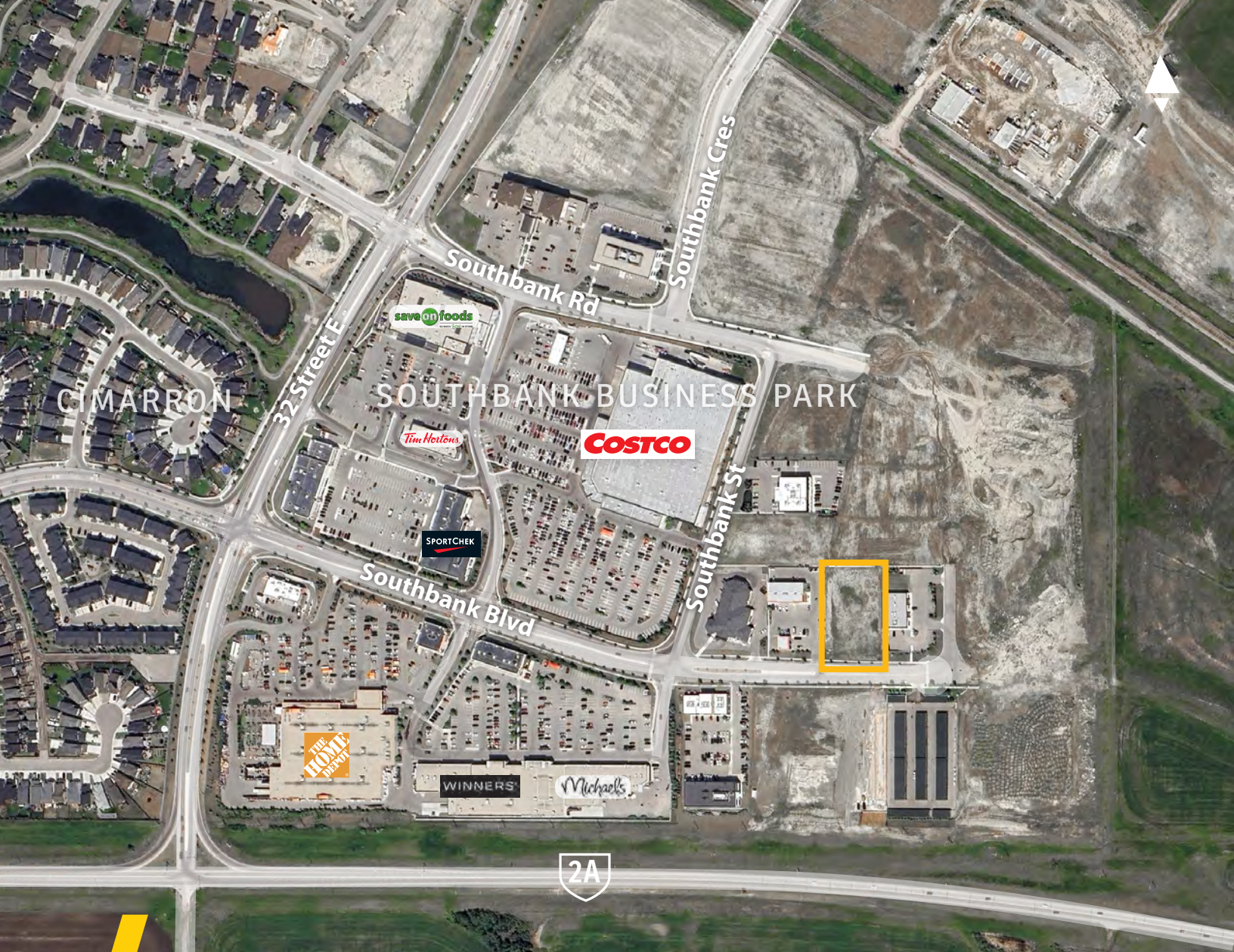
O: **403-290-0178**

asherbut@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



SOUTHBANK: OKOTOKS' THRIVING COMMERCIAL HUB



A PROVEN RETAIL HUB

Southbank Business Park is in one of Okotoks' busiest commercial areas, surrounded by big-box retailers and services, anchored by Costco. This concentration of brands drives consistent traffic and strong daily activity.



EXCELLENT CONNECTIVITY

Quick access to Highway 2A and nearby roads links the site to downtown Okotoks and established neighbourhoods.



INVEST WHERE OKOTOKS IS GROWING

As Okotoks continues to expand southward, Southbank stands out as a key employment and business hub in the community's long-term vision.

OKOTOKS DEMOGRAPHICS



Population **30,214**



Age Groups

Children (0–14 yr): **22%**
Youth & young adults (15–24 yr): **13%**
Prime working age (25–64 yr): **51%**
Seniors (65+ yr): **14%**



Average Household income **\$118,000**



DRIVING TIMES

Calgary Downtown: **35 min**
Calgary Airport: **50 min**
High River: **21 min**



PROPERTY INFORMATION

ADDRESS:
114 Southbank Blvd
Okotoks, AB

LEGAL ADDRESS:
Plan 1611799; Block 1; Lot 15

ZONING:
IBP - Industrial Business Park

LAND AREA:
1 acre (4,044.93 m²)

PROPERTY TAXES:
\$6,728.88 (2025)

PRICE:
\$650,000

UNCONDITIONALLY SOLD

PERMITTED USES

BUSINESS

- » Arts & Crafts
- » Office

COMMERCIAL

- » Entertainment Establishment
- » Animal Boarding & Breeding
- » Restaurant/ Cafe
- » Retail & Service – Large
- » Pop-Up

INDUSTRIAL

- » Industrial - Light
- » Outdoor Storage

INSTITUTIONAL

- » Death Care
- » Government
- » Recreation – Active
- » Recreation – Passive
- » Special Events

AGRICULTURE

- » Agriculture – Urban

OTHER

- » Public Utility
- » Excavation, Stripping & Grading
- » Private Utility

DISCRETIONARY USES

RESIDENTIAL

- » Temporary Dwelling Unit(s)

LODGING

- » Short Term Lodging – Large

COMMERCIAL

- » Cannabis Retail
- » Retail & Service - General
- » Service Station

INDUSTRIAL

- » Industrial - Medium
- » Wash Station

INSTITUTIONAL

- » Culture
- » Education
- » Human Services
- » Parking Lot - Independent

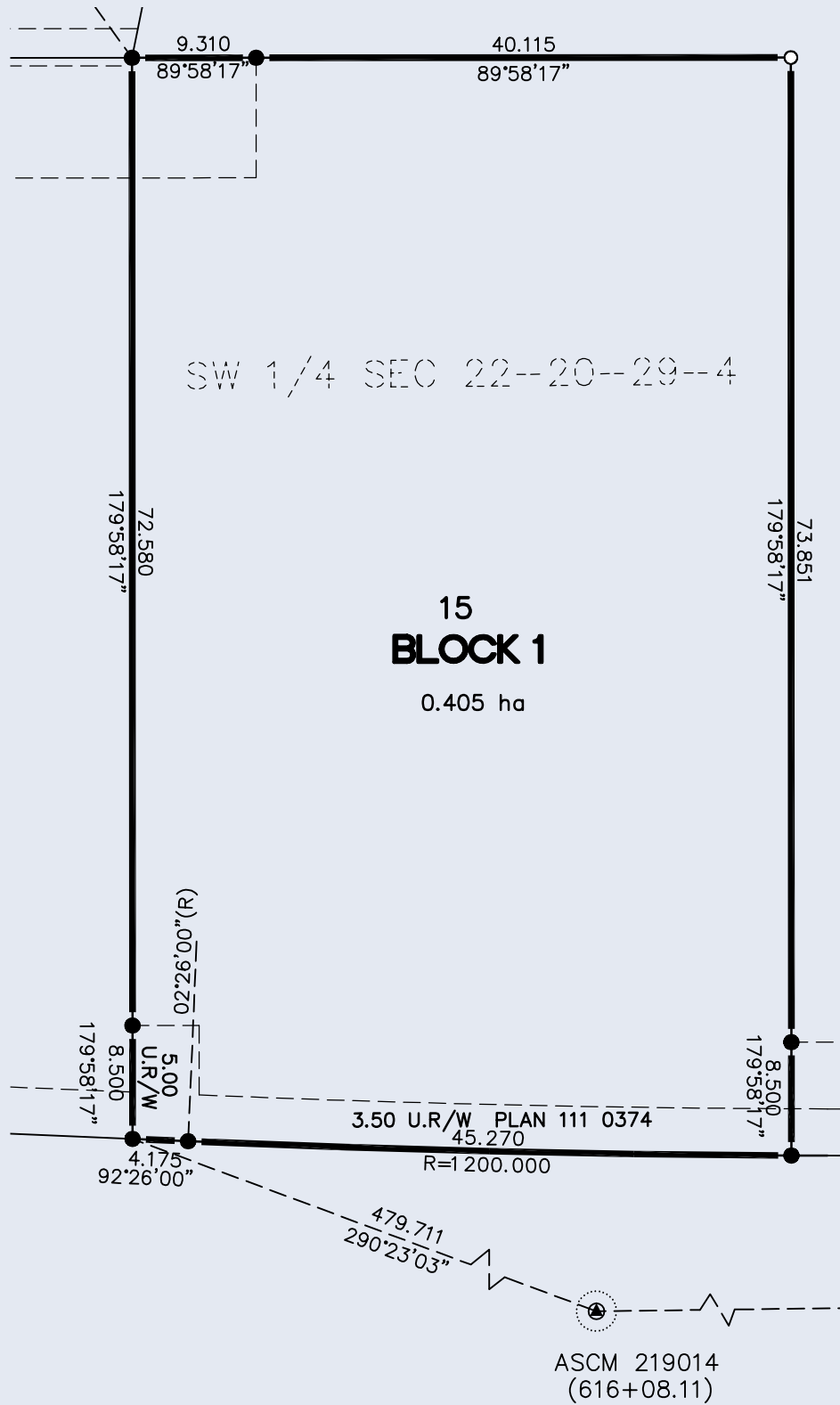
AGRICULTURE

- » Agriculture - General
- » Agriculture - Intensive

OTHER

- » Accessory Building or Structure

LAND SURVEY



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LOCAL EXPERTISE MATTERS