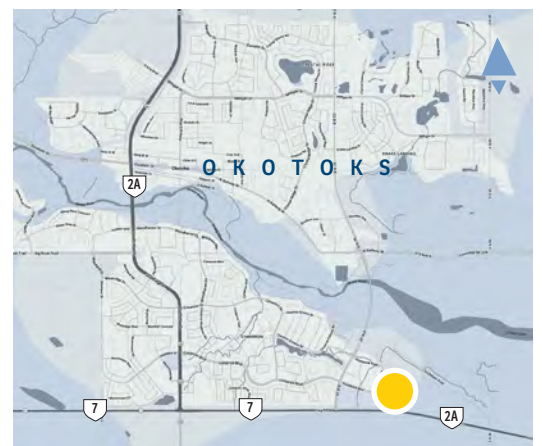




## DEVELOPMENT LAND FOR SALE

**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**

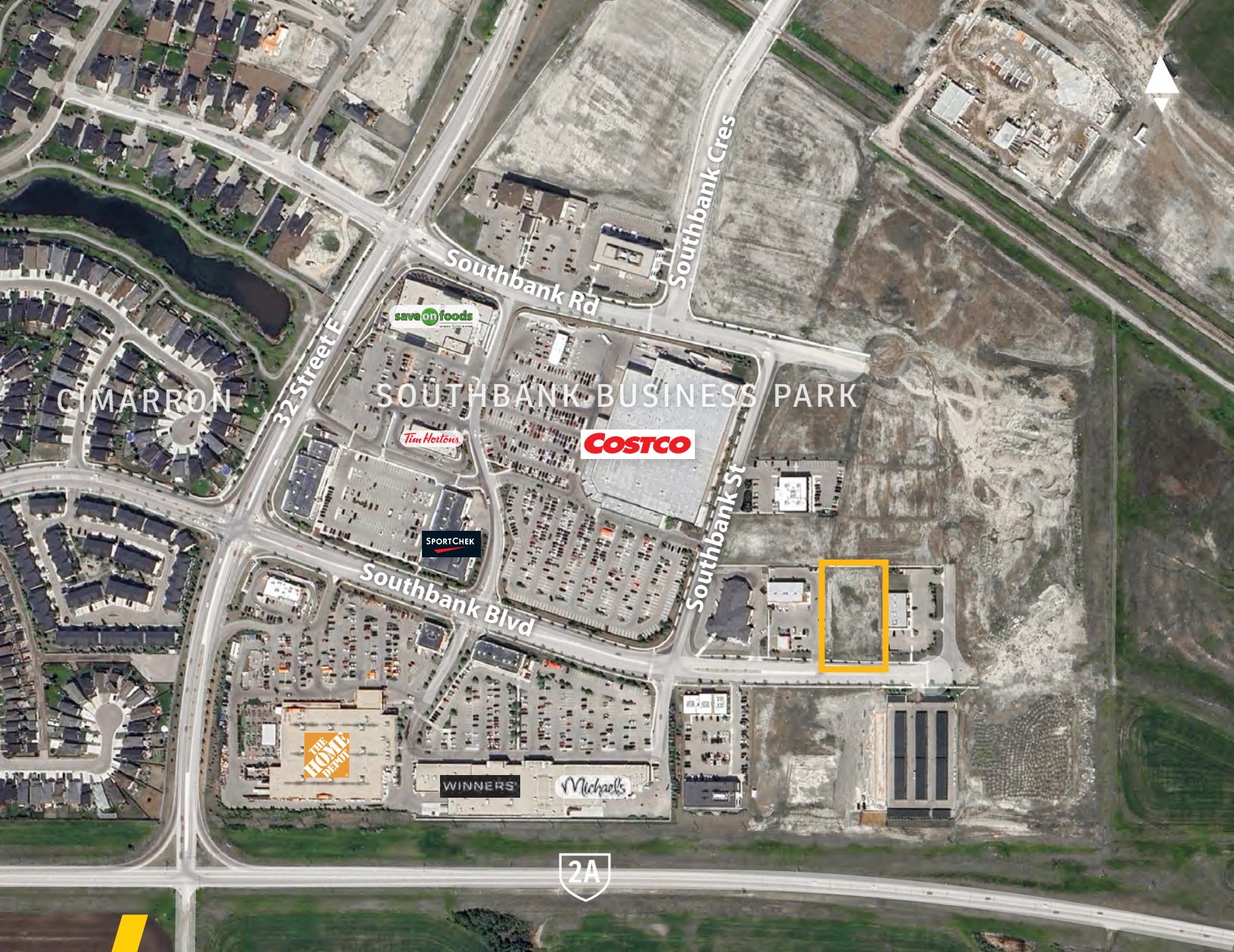
asherbut@barclaystreet.com



**TCN**  
WORLDWIDE  
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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 m<sup>2</sup>)

**PROPERTY TAXES:**  
\$6,728.88 (2025)

**PRICE:**  
\$650,000

## 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

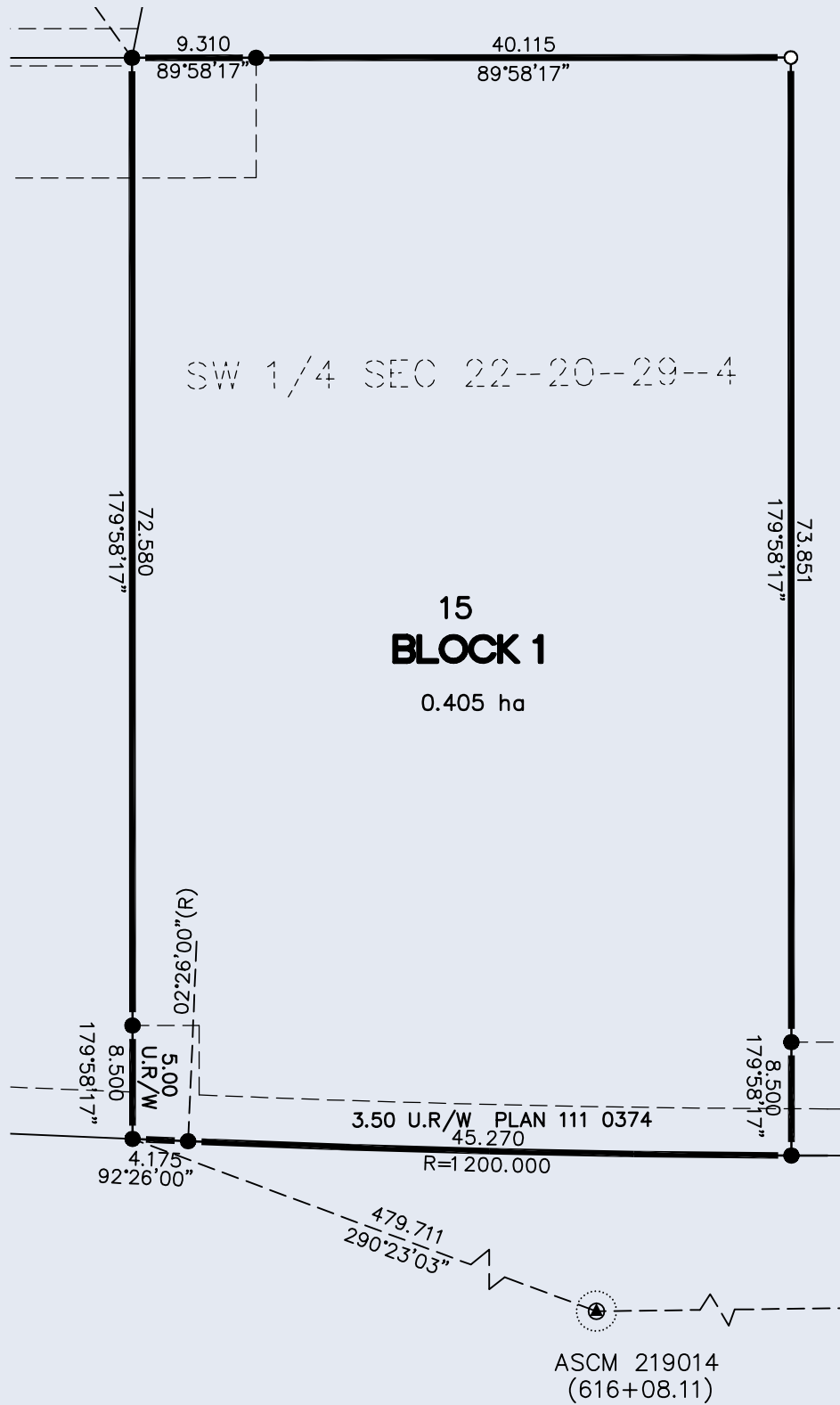
### AGRICULTURE

- » Agriculture - General
- » Agriculture - Intensive

### OTHER

- » Accessory Building or Structure

# LAND SURVEY



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LOCAL EXPERTISE MATTERS