

\$498,800 - 109, 9 Southbank Crescent, Okotoks

MLS® #A2182279

\$498,800

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Southbank Industrial Park, Okotoks, Alberta

Welcome to the Foundry Okotoks!! a new commercial park development in the Southbank Commercial Park located at 9 Southbank Crescent in the thriving town of Okotoks, Alberta. Scheduled for completion in late spring or early summer of 2025, this project offers an exceptional opportunity for businesses and investors to establish themselves in a dynamic and growing community. With units sized from 1,187 to 14,219 square feet and prices starting at \$400 per square foot, the Foundry provides versatile options to suit a diverse range of commercial needs.

Strategically located near prominent retailers such as Costco and Home Depot, as well as other thriving commercial establishments, the Foundry offers seamless access to Highway 2 and the rapidly expanding Calgary Metropolitan Region. Zoned IBP, this modern development features floor-to-ceiling heights of 19.5 feet and an overall building height of 22 feet, making it an ideal space for businesses such as medical offices, childcare services, food franchises, boutique retail, recreation facilities, professional offices, and other service-based enterprises.

The Foundry offers units in shell condition, providing a customizable space for businesses to create their ideal layout. With its contemporary design, high visibility, and accessibility, this development is perfectly positioned to help businesses make a lasting impression in a growing and competitive



market.

The Foundry benefits demographically from strong economic fundamentals, including a rapidly expanding population, diverse demographics, and substantial infrastructure investment. As the community continues to grow, this development is poised to become a vibrant commercial hub and a focal point for business activity in the region.

Donâ€™t miss out on this unique opportunity, that will build equity for a lifetime. Find use through various marketing means or contact your agent today for more information and to secure your unit in this exciting new development. All photos and plans are artist renderings. Info package is available on request.

Built in 2025

Essential Information

MLS® #	A2182279
Price	\$498,800
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	109, 9 Southbank Crescent
Subdivision	Southbank Industrial Park
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5S8

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Exterior

Roof	Membrane
Construction	Concrete, Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 4th, 2024
Days on Market	147
Zoning	IBP

Listing Details

Listing Office	eXp Realty
----------------	------------

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.