

# 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 ...



## 152 Southbank Street Okotoks Alberta

\$607,000

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 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. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

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