



32 STREET & SOUTHBANK CRESCENT, OKOTOKS, AB

BUILT BY:



DEVELOPED BY:

FORGE
DEVELOPMENT



COMMERCIAL CONDOMINIUMS FOR SALE

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ABOUT THE PROPERTY

← FOUNDRY

Introducing **Foundry** - Okotoks' newest commercial business park, offering a rare opportunity to own high-quality commercial space in a rapidly growing and highly visible location. Situated at 32 Street and Southbank Crescent, Foundry is directly across from key national retailers including Costco, Save-On-Foods, Home Depot, McDonald's, and more - making it an ideal hub for businesses seeking exposure, convenience, and accessibility.

Whether you're looking to relocate, expand, or invest in your own commercial property, Foundry presents a rare combination of location, flexibility, and ownership in one of Alberta's most vibrant and fast-growing communities.

1,187 - 33,728 sf

Bldg A Available Space

1,187 - 31,354 sf

Bldg B Available Space

Market

Sale Price

90% Complete

Construction

Q3 2025

Occupancy

IBP

Zoning

229 Stalls

Parking

19.5 ft

Clear Height





Available Space

Building A: 1,187 - 33,728 sf
Building B: 1,187 - 31,354 sf

- » Option for a mezzanine - up to 25% of your total square footage
- » 10'x12' glass overhead doors
- » Double row parking
- » Flexible zoning allowing for a wide variety of uses
- » Two egress points
- » 1" underground water line and sleeves stubbed in
- » Wall mounted exterior lights
- » Molok waste management system
- » Bicycle racks
- » Rooftop units
- » LED lighting
- » Concrete tilt up insulated panels



4.48 acre site



Built by Eagle Builders and designed to last



Constructed with precast concrete & steel



Proximate to a diverse mix of amenities



Flexible sizing options to fit any requirement



229 parking stalls

OWN VS LEASE

←FOUNDRY	Total SF	Purchase Price ₁ / Lease Rate ₃	Payment Over 5 Years	Principle Payment	Potential Appreciation ₄	Equity Built
Own	4,748	\$2,136,600	\$745,594 ₂	\$427,320	\$268,162	\$513,710
Lease	4,748	\$32	\$759,680	\$0	\$0	\$0

1 - Based on a purchase price of \$450 PSF

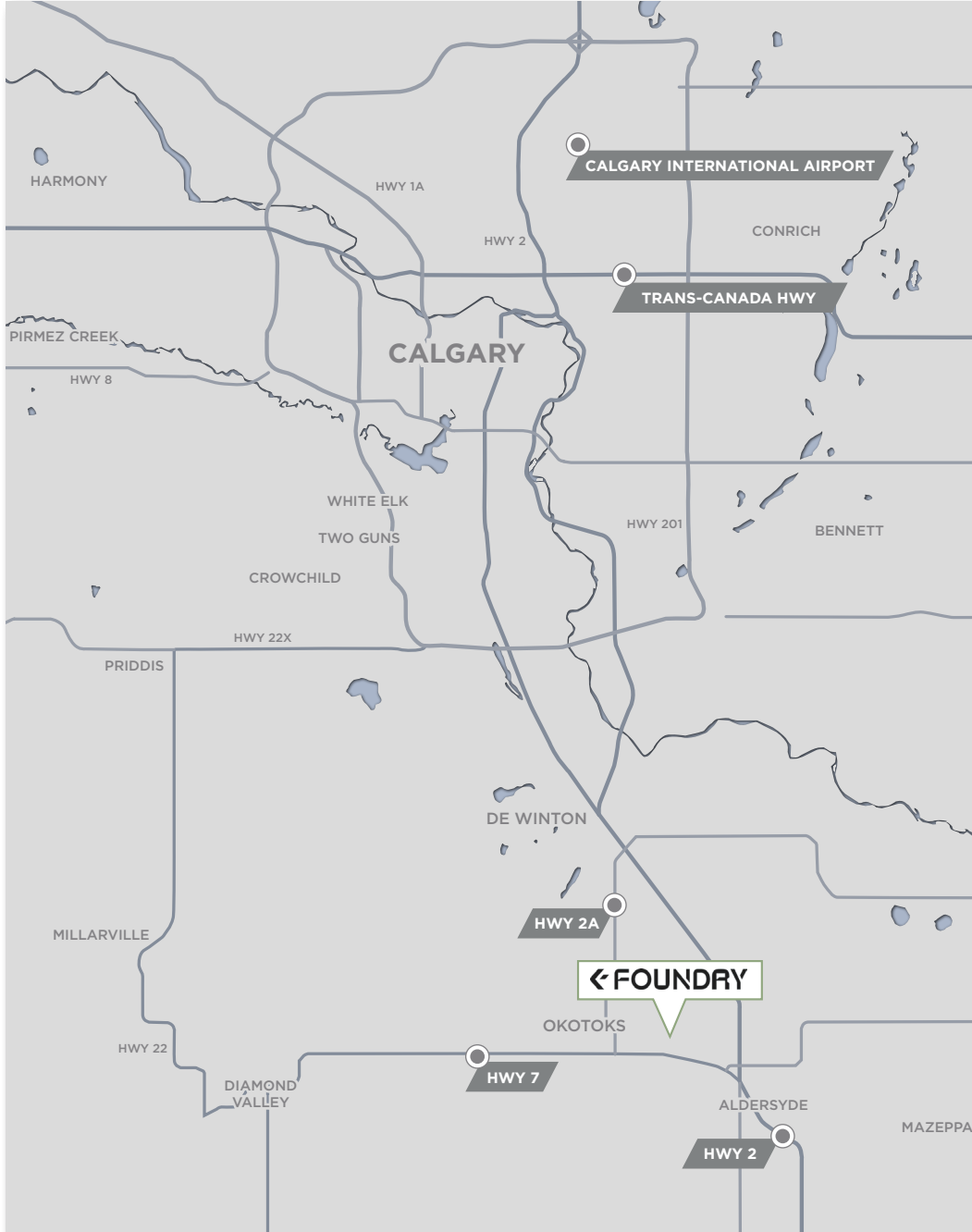
2 - Mortgage payments over 5 years based on 20% down payment and a 5-year term at 5 % interest with 25-year amortization

3 - Lease payments over 5 years based on an estimated \$32.00 PSF net rate escalating 2% per annum

4 - Appreciation of 3% annually



LOCATION



Located just 15 minutes south of Calgary, Okotoks is one of Alberta's fastest-growing communities. With a population exceeding 30,000 and a steady pace of residential and commercial development, Okotoks presents a compelling opportunity for business owners and investors looking to establish or expand their presence in Southern Alberta.

5 MINS

to Hwy 2

35 MINS

to Trans-Canada Hwy

Okotoks benefits from a strong and diversified local economy supported by retail, professional services, healthcare, light industrial, and tourism sectors. The town's pro-business climate, streamlined permitting processes, and well-planned infrastructure make it an attractive choice for entrepreneurs and established businesses alike.

35 MINS

to Downtown Calgary

45 MINS

to Calgary Int'l Airport

Strategically situated along Highway 2 and the High River/Okotoks bypass, the town offers excellent transportation access to Calgary, Lethbridge, and other major markets. Okotoks also boasts a highly educated and family-oriented population, contributing to a stable workforce and strong consumer base.



The Southbank area is a key commercial hub for Okotoks and the surrounding Foothills region, benefiting from the strong daytime population and growing residential development nearby. With easy access to Highway 2A and just minutes from the Highway 2 interchange, the location offers excellent connectivity to Calgary and Southern Alberta trade routes.

Nearby amenities, walkability, and ample surface parking make this a convenient and desirable location for both customers and staff. Whether serving the immediate community or capitalizing on regional traffic, Foundry sits at the heart of a dynamic and expanding commercial district.

OKOTOKS DEMOGRAPHICS

30,405	34,980
Total Population	Daytime Population
\$135,000	\$116,698
Avg. Household Income	Avg. Household Spending
38.4	10,476
Avg. Age	Total Households

PERMITTED USES

- Agriculture - Urban
- Animal Boarding & Breeding
- Arts & Crafts
- Death Care
- Entertainment Establishment
- Government
- Industrial - Light
- Office
- Pop-Up
- Restaurant & Cafe
- Retail & Service - Large
- Recreation - Active
- Recreation - Passive
- Special Events
- Public Utility
- Private Utility
- and More



DISCRETIONARY USES

- Agriculture - General
- Agriculture - Intensive
- Cannabis
- Culture
- Education
- Human Services (Medical Uses)
- Industrial - Medium
- Retail & Service - General
- and More



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