

LIMITED TIME SALE INCENTIVE:
Last chance to secure your Unit at \$375 PSF!



12 Units Conditionally Sold

Commercial Condos For Sale

FOUNDRY

**9 Southbank Crescent
Okotoks, AB**

Lead Agents:

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BUILDINGS ARE 100% COMPLETE AND READY FOR OCCUPANCY



← FOUNDARY

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 to 33,728 sf
Bldg 100 - Available Area

Market
Sale Price

100% Complete
Construction

1,187 to 31,354 sf
Bldg 200 - Available Area

\$3.17 psf
Condo Fees

Immediately
Occupancy



4.48 Acre Site



IBP Zoning



19.5' Clear Height



229 Vehicle Stalls



12 Bike Stalls



SPECS & HIGHLIGHTS

Loading	(12' x 12') glass overhead doors
Mezzanine	Option to build a mezzanine up to 25% of your total sf
Power	Roughed-in for 120/208 or 600/347 volt, 3 phase power along with communication/data conduit
Plumbing	Toilet & lavatory rough-ins; 1" underground water line and sleeves stubbed in
Lighting	150W LED high bay interior lighting and wall mounted exterior lights
HVAC	Minimum 100,000 BTU unit heater on thermostat control. Power actuated (12" x 12") roof mounted inlet, interlocked with a 200 CFM 8" extraction fan

- » Two egress points
- » Mix of light storefront glazing and multi-pane glass overhead doors
- » Double row parking - 229 vehicle stalls
- » Flexible zoning allowing for a wide variety of uses
- » Molok waste management system
- » Bicycle racks
- » Concrete tilt up insulated panels



Built by Eagle Builders and designed to last



Conveniently located near a diverse mix of amenities

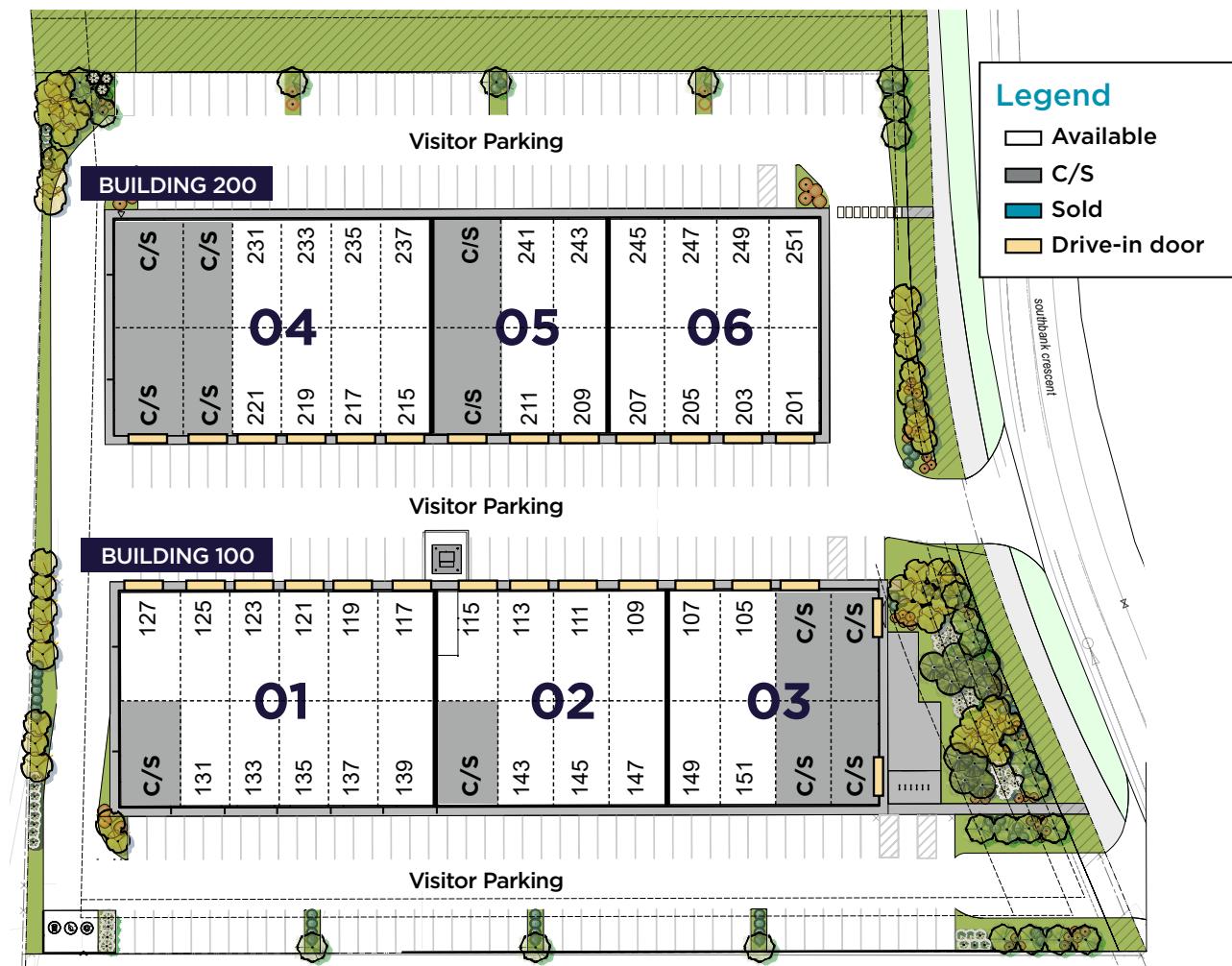


Constructed with precast concrete & steel



Flexible sizing options to fit any requirement

AVAILABLE UNITS



BUILDING 100

Total Area 33,728 sf

UNIT SIZES

All Units 1,187 sf with the exception of the following:

1,115 sf for units 115 & 213 (each)

1,173 sf for units 101, 127, 129, 155, 201, 225, 227 & 251 (each)

1,608 sf for units 141 & 239 (each)

PURCHASE OPTIONS

Single Units Purchase individual unit(s)

Multiple Units Purchase contiguous units by expanding across and/or back to back

Block of Units Purchase a block of units

Block Sizes Block 01 14,218 sf Block 03 9,470 sf Block 05 7,471 sf

Block 02 9,845 sf Block 04 14,216 sf Block 06 9,470 sf

OWN VS LEASE	Own	Lease
Total SF	4,748	4,748
Purchase Price/ Lease Rate₃	\$2,136,600	\$32
Payment Over 5 Years	\$745,594 ₂	\$759,680
Principle Payment	\$427,320	\$0
Potential Appreciation₄	\$268,162	\$0
Equity Built	\$513,710	\$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



ABOUT THE AREA

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

Total Population

34,980

Daytime Population

38.4

Avg. Age

\$135,000

Avg. Household Income

\$116,698

Avg. Household Spending

10,476

Total Households

IBP (INDUSTRIAL BUSINESS PARK)

PERMITTED USES

- Agriculture - Urban
- Animal Boarding & Breeding
- Arts & Crafts
- Death Care
- Entertainment Establishment
- Excavation, Stripping & Grading
- Government
- Industrial - Light
- Office
- Outdoor Storage
- Pop-Up
- Private Utility
- Public Utility
- Recreation - Active
- Recreation - Passive
- Restaurant / Cafe
- Retail & Service - Large
- Special Events

DISCRETIONARY USES

- Accessory Building or Structure
- Agriculture - General
- Agriculture - Intensive
- Cannabis Retail
- Culture
- Education
- Human Services (Medical Uses)
- Industrial - Medium
- Parking Lot - Independent
- Retail & Service - General
- Service Station
- Short Term Lodging
- Temporary Dwelling Unit(s)
- Wash Station

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.

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.

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.

APPROXIMATE DRIVE TIMES

5 MINS
to Hwy 2

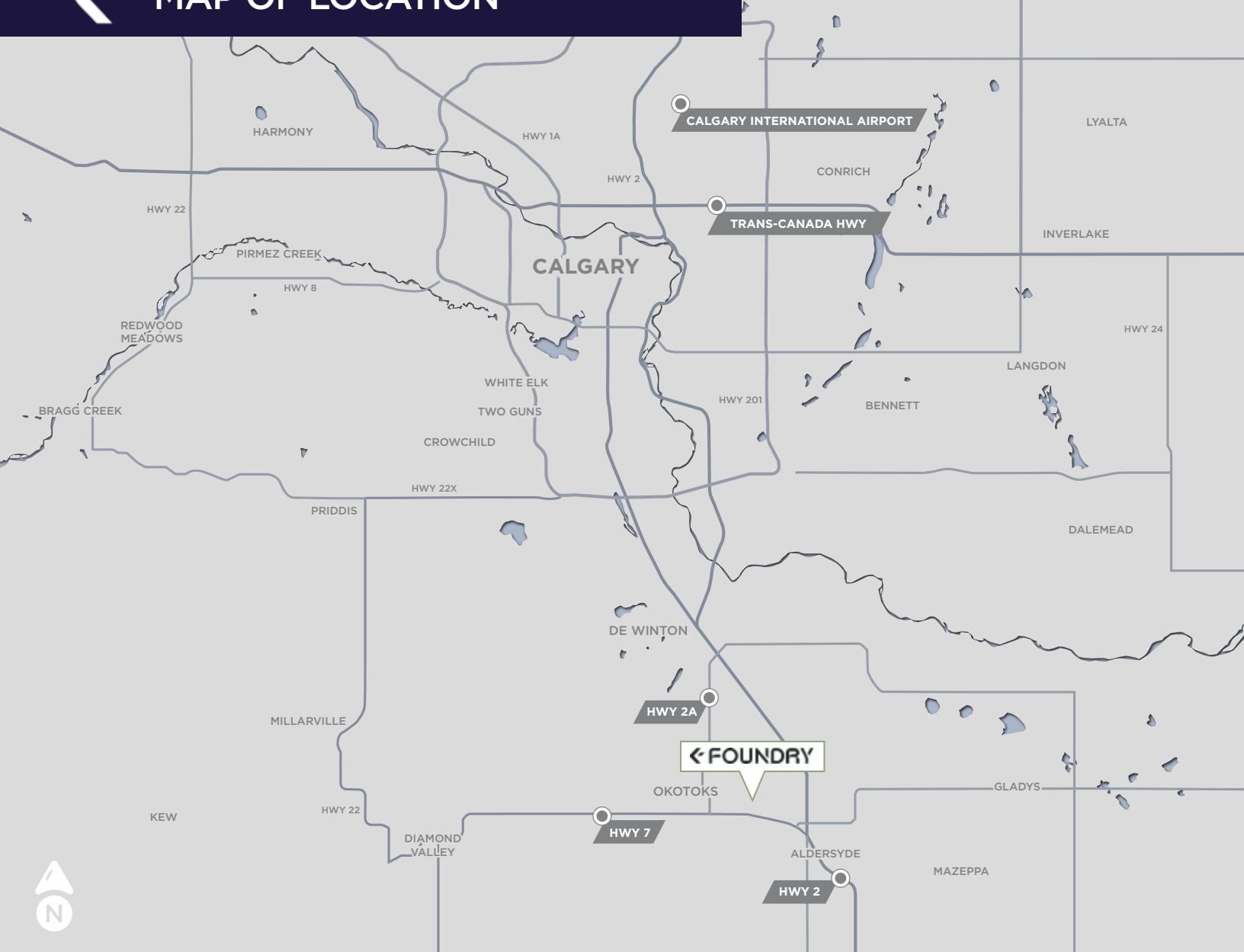
35 MINS
to Trans-Canada Hwy

35 MINS
to Downtown Calgary

45 MINS
to Calgary Int'l Airport



MAP OF LOCATION





FOR MORE INFORMATION, CONTACT:

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