CUSHMAN & WAKEFIELD

Built By: EAGLE BUILDERS

Developed By: FORGE DEVELOPMENT

18 UNITS SOLD



Commercial Condos For Sale

FOUNDRY

9 Southbank Crescent
Okotoks, AB

Lead Agents:

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FOUNDRY

Introducing **Foundry** – Okotoks' newest Class 'A' 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.

1,174 to 9,506 sf
Bldg 100 - Available Area

1,174 to 9,470 sf
Bldg 200 - Available Area

Market
Sale Price

$3.17 psf
Condo Fees

100% Complete
Construction

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

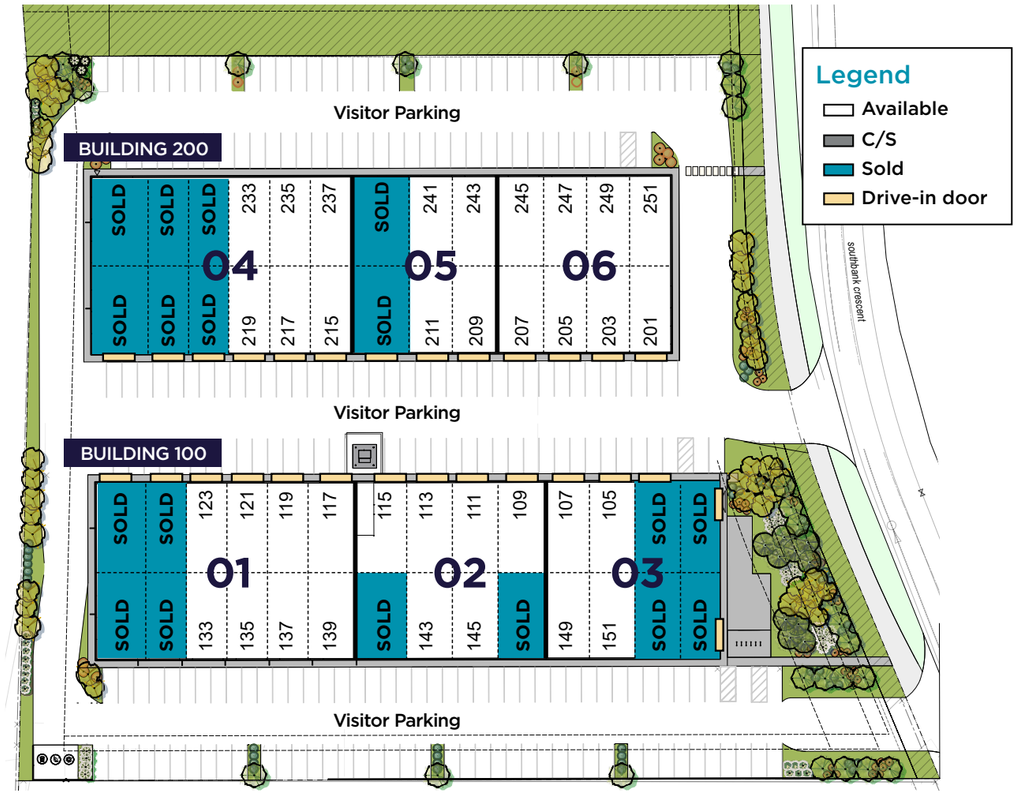
Built by Eagle Builders and designed to last

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 33,748 sf

BUILDING 200

Total Area 31,374 sf

UNIT SIZES

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

1,174 sf for units 101, 127, 129, 155, 201, 225, 227 & 251 (each)
1,197 sf for units 117 & 215 (each)
1,319 sf for units 115 & 213 (each)
1,609 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	9,506 sf	**Block 03**	4,748 sf	**Block 05**	4,748 sf
Block 02	7,254 sf	**Block 04**	7,132 sf	**Block 06**	9,470 sf

COST ANALYSIS

OWN VS LEASE	Own	Lease
Total SF	4,748	4,748
Purchase Price[1]/ Lease Rate[3]	$2,136,600	$32
Payment Over 5 Years	$745,594[2]	$759,680
Principle Payment	$427,320	$0
Potential Appreciation[4]	$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



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

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

Source: PiinPoint

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

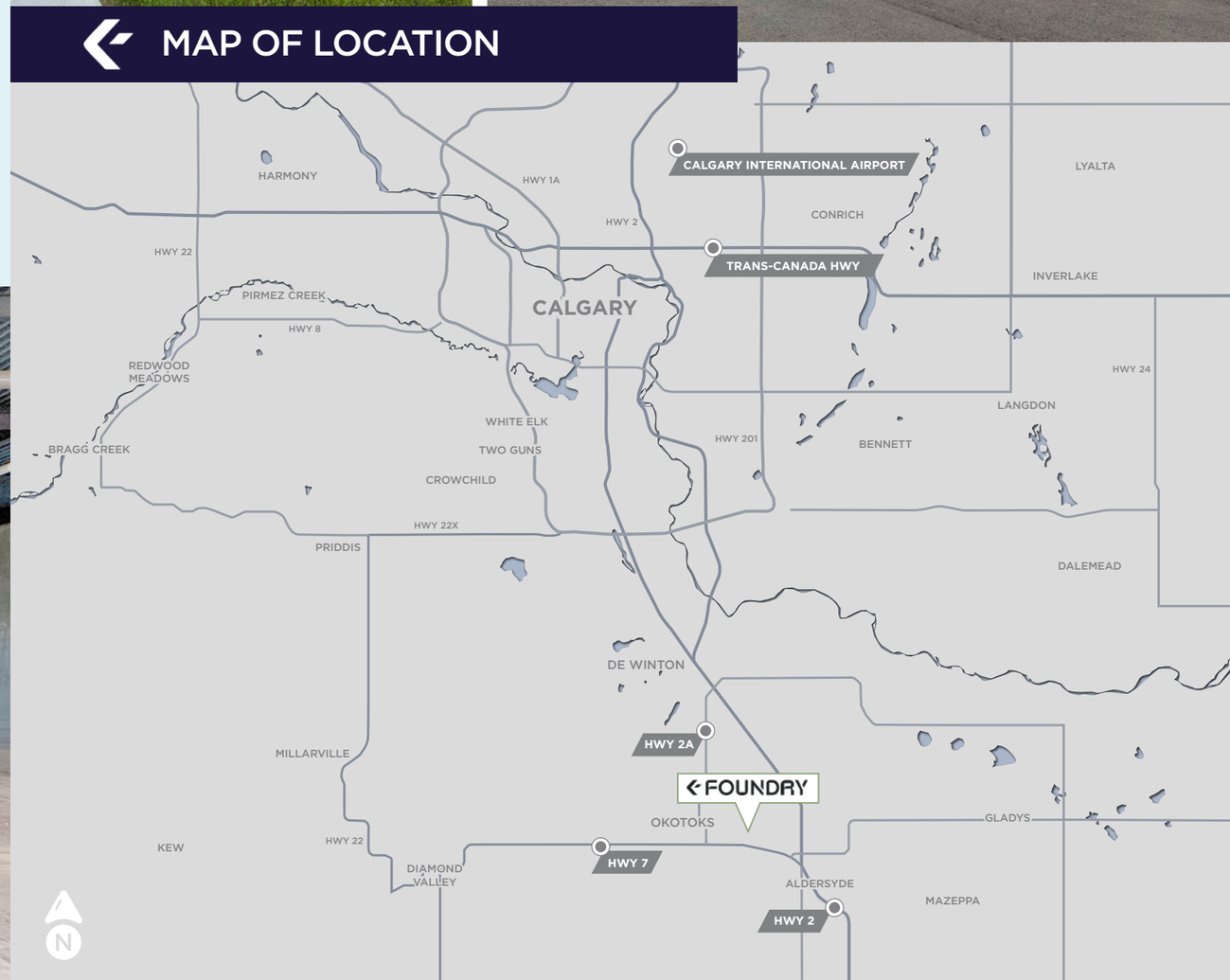
45 MINS
to Calgary Int'l Airport







MAP OF LOCATION



FOUNDRY



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