



**GRASSROOTS**  
REALTY GROUP

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## 9 Southbank Crescent Okotoks, Alberta

**MLS # A2244483**



# \$882,000

**Division:** Southbank Business Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 65,082 sq.ft.

**Zoning:** IBP

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** SEE REMARKS

The Foundry is a modern, 2025-built commercial condo development offering flexible strata units from 1,187 sq. ft. and up, introductory pricing from \$375 per sq. ft. Featuring high 19.5' ceilings, customizable build-out options, and two storefront styles, one of which includes 12' x 12' drive-in doors. This development is ideal for retail, medical, office, or light-industrial users. Located in the bustling Southbank Business Park just steps from Costco, with excellent access to Hwy 2 and Calgary, and generous parking. Zoned IBP allowing diverse business use—perfect for investors or businesses looking to own a high exposure equity asset in a fast-growing corridor. Contact listing agents today for more information or to book a showing.