



GRASSROOTS
REALTY GROUP

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**9 Southbank Crescent
Okotoks, Alberta**

MLS # A2325772



\$949,600

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. 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. No automotive, cosmetic or daycare usage allowed. Contact listing agents today for more information or to book a showing.