

# \$448,800 - 109, 9 Southbank Crescent, Okotoks

MLS® #A2182279

**\$448,800**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Southbank Industrial Park, Okotoks, Alberta

Welcome to the Foundry Okotoks!! Positioned in the heart of the thriving Southbank Commercial District in Okotoks, Alberta, The Foundry's Medical Block (Block 1, Building 100) offers a premier ownership opportunity for healthcare professionals seeking to establish or grow their practice in one of Alberta's fastest-growing communities.

This development features thoughtfully designed commercial units of 1,174 and 1,187 square feet, with the flexibility to combine spaces to meet your specific size requirements. Priced competitively from \$358 per square foot, these units are ideally suited for a range of medical and allied health uses—including general practitioners, dental and orthodontic clinics, physiotherapy, specialist services, wellness centers, and more.

Set for completion in summer of 2025, the Medical Block benefits from excellent exposure at 9 Southbank Crescent, just minutes from Highway 2 and close to high-traffic retailers such as Costco and Home Depot. The site is zoned IBP, includes 19.5-foot ceiling heights, ample parking, and is surrounded by a dynamic mix of professional businesses.

As part of a rapidly expanding, family-oriented community, demand for healthcare services continues to rise—making this a strategic, long-term investment for medical and wellness professionals.



Donâ€™t miss out on this unique opportunity, that will build equity for a lifetime. Find use through various marketing means or contact your agent today for more information and to secure your unit in this exciting new development. All photos and plans are artist renderings. Info package is available on request.

Built in 2025

**Essential Information**

MLS® #	A2182279
Price	\$448,800
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Commercial
Sub-Type	Mixed Use
Status	Active

**Community Information**

Address	109, 9 Southbank Crescent
Subdivision	Southbank Industrial Park
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5S8

**Interior**

Heating	Forced Air, Natural Gas
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**Exterior**

Roof	Membrane
Construction	Concrete, Metal Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	December 4th, 2024
Days on Market	174

Zoning

IBP

Listing Details

Listing Office

eXp Realty

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