

# \$375,000 - 3, 40 Southbank Crescent, Okotoks

MLS® #A2212194

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Southbank Industrial Park, Okotoks, Alberta

Currently under construction with scheduled completion date of September 15, 2025. All titles are now registered.

The E42 Venture Bays is unique and thoughtful development of versatile bays that can be used for light industrial uses, office, retail (on discretionary basis) or private use. Unit 3 is the 1,250 Sq. Ft. "Clearwater"™ unit.

Each unit has a clear ceiling height of 17'4" feet, sewer connection, 200 Amp Sub Panel, Unit heater, toilet/plumbing rough ins, minimum one 14' x 14' automatic overhead door. Ideal for light industrial use, contractor shop and office, boutique retail/consumer service, warehouse, boat & RV storage, and several other commercial uses subject to Town of Okotoks approval and in accordance with condo bylaws. The development is currently under construction with scheduled completion date of September 2025.

Excellent location across the street from the Southbank Centre with Costco, Home Depot, Sport Chek, Winners, Save-On-Foods, McDonald's and more.

With 4 different layouts to choose from, this affordable commercial condo complex can offer the perfect launchpad for many different types of businesses "crafted with the goal



of supporting small to medium sized local businesses. Buy a single 1,250 Sq. Ft. bay, a larger or combine multiple bays for up to 6,250 Sq. Ft. + configurations.

Multiple units, options and configurations available!

Note: There are uses that are prohibited in the condo bylaws. Call your favorite Realtor for more information.

Built in 2025

### **Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2212194   |
| Price      | \$375,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2025       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3, 40 Southbank Crescent  |
| Subdivision | Southbank Industrial Park |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1S5S8                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 165              |
| Zoning         | IBP              |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Manchester Properties Inc. |
|----------------|----------------------------|

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