

Westmount Shops



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Size Available

Unit 259	976 SF		
Unit 1001	2,809 SF	Combined total 4,249 SF	
Unit 1003	1,440 SF		
Unit 1233A	2,139 SF	Combined total 5,350 SF or demised to suit 1,000 SF offices	
Unit 1235	3,219 SF		

Op Costs

Unit 259	\$13.00 PSF
Unit 1001	\$ 9.41 PSF
Unit 1003	\$ 9.41 PSF
Unit 1233A	\$10.78 PSF
Unit 1235	\$10.78 PSF

Availability

Immediately

Net Rate

Contact Associate

Utilities

Gas & Electricity Separately Metered

Zoning

C-Gate

Parking





Ample / open

- FREE RENT inducements on 5-year terms
- Existing tenants include KFC, Taco Bell, Subway, Gong Cha, Booster Juice, Bell, Peak Medical, Remedy's RX, Massage Haven, Anytime Fitness, Kumon, Edward Jones & more
- Great location with excellent foot traffic and high visibility in the heart of Okotoks
- Across the street from Walmart, Canadian Tire, Sobeys and other notable Brands
- Conveniently situated close to Highway 2A and Highway 7, which sees 80,000 Vehicles/day
- Office space up to 5,350 SF with high ceilings and large windows
- Regions premier health and wellness campus with open abundant patient parking

- A235: 
- B221: 
- B223-A: 
- B223-B: 
- B225: 
- B227: 
- B229: 
- B231: 
- C201: 
- C203: 
- C207: 
- 241: 
Gong cha

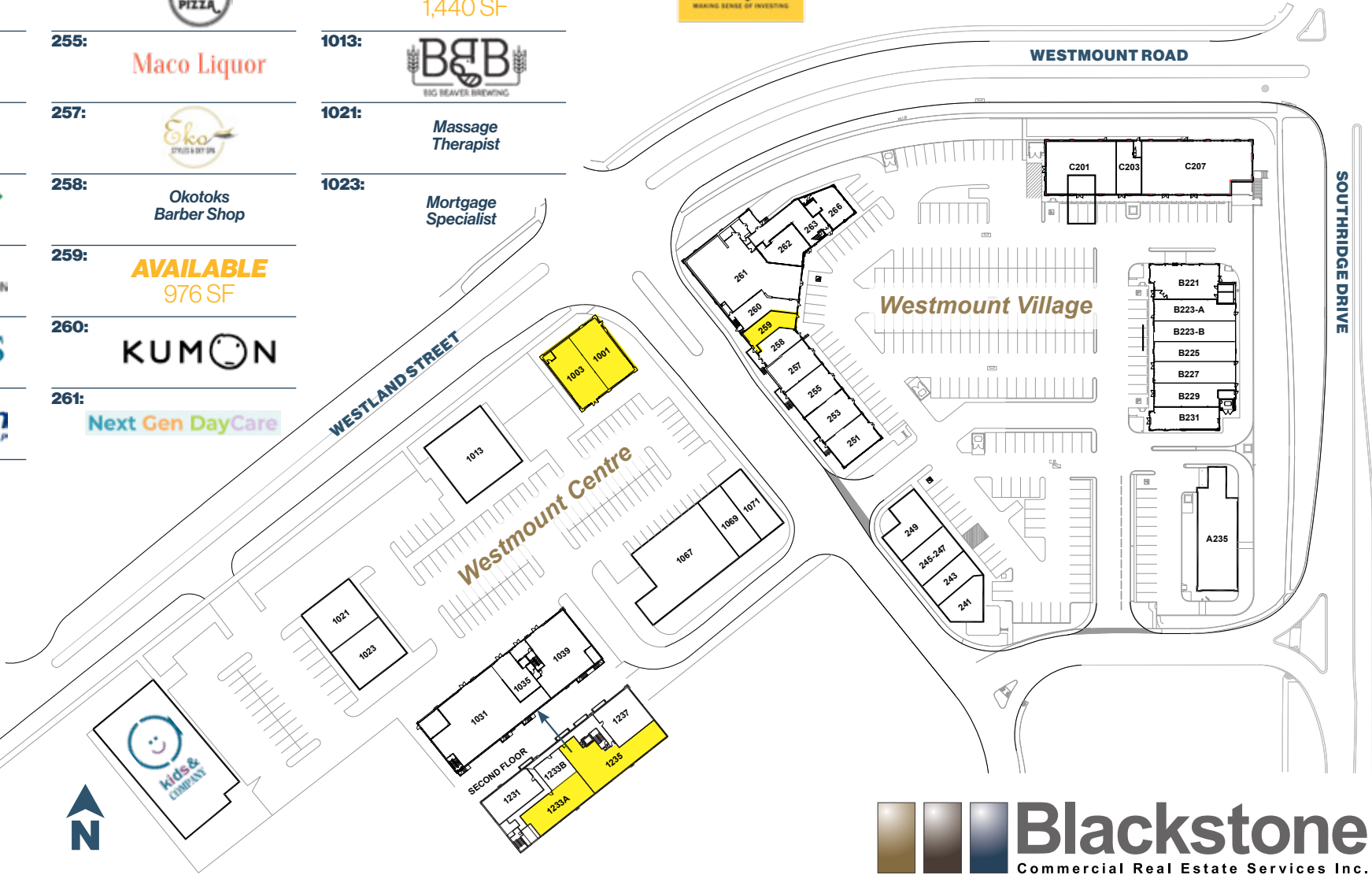
- 243: 
- 245-247: *Pho Mai Vietnamese Noodle House*
- 249: 
- 251: 
- 253: 
- 255: 
- 257: 
- 258: *Okotoks Barber Shop*
- 259: **AVAILABLE**
976 SF
- 260: 
- 261: 

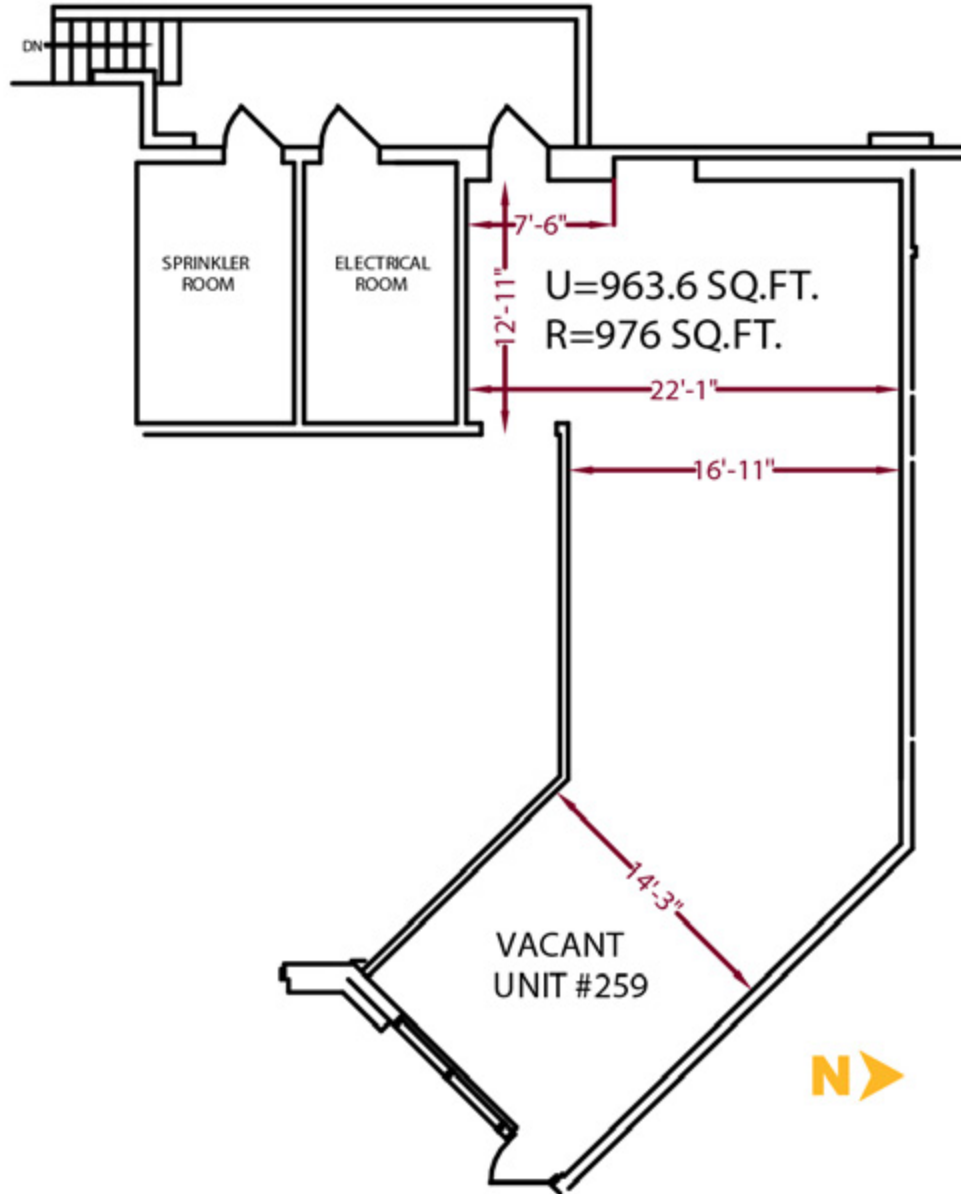
- 262: 
- 263: 
- 266: 
- 1001: **AVAILABLE**
2,809 SF
- 1003: **AVAILABLE**
1,440 SF
- 1013: 
- 1021: *Massage Therapist*
- 1023: *Mortgage Specialist*

- 1031: **PEAK MEDICAL GROUP**
Westmount Pharmacy
- 1035: 
- 1039: 
- 1231: 
- 1233B: 

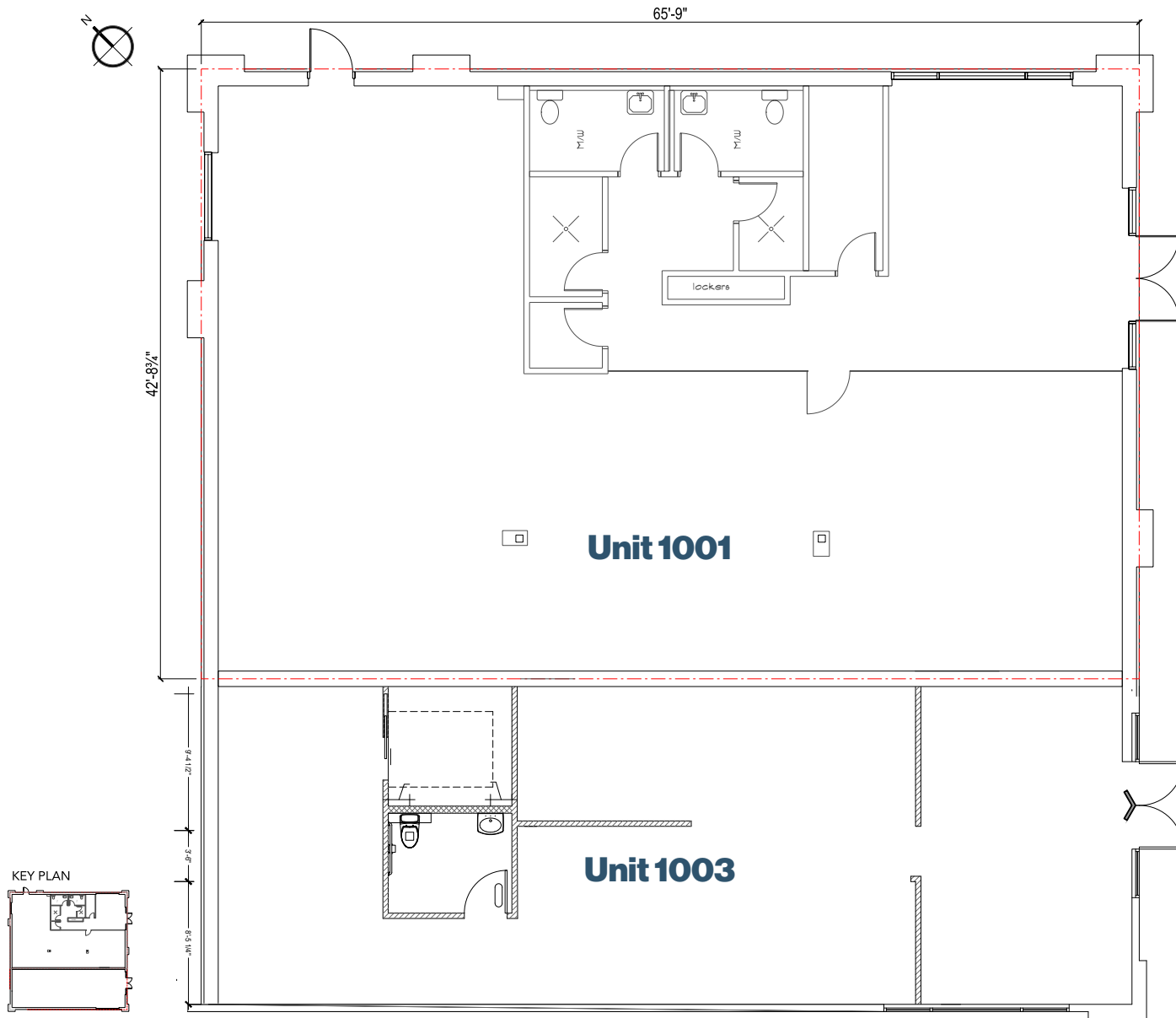
- 1233A: **AVAILABLE**
2,139 SF
- 1235: **AVAILABLE**
3,219 SF
- 1237: *Consulting Company*
- 1067: 

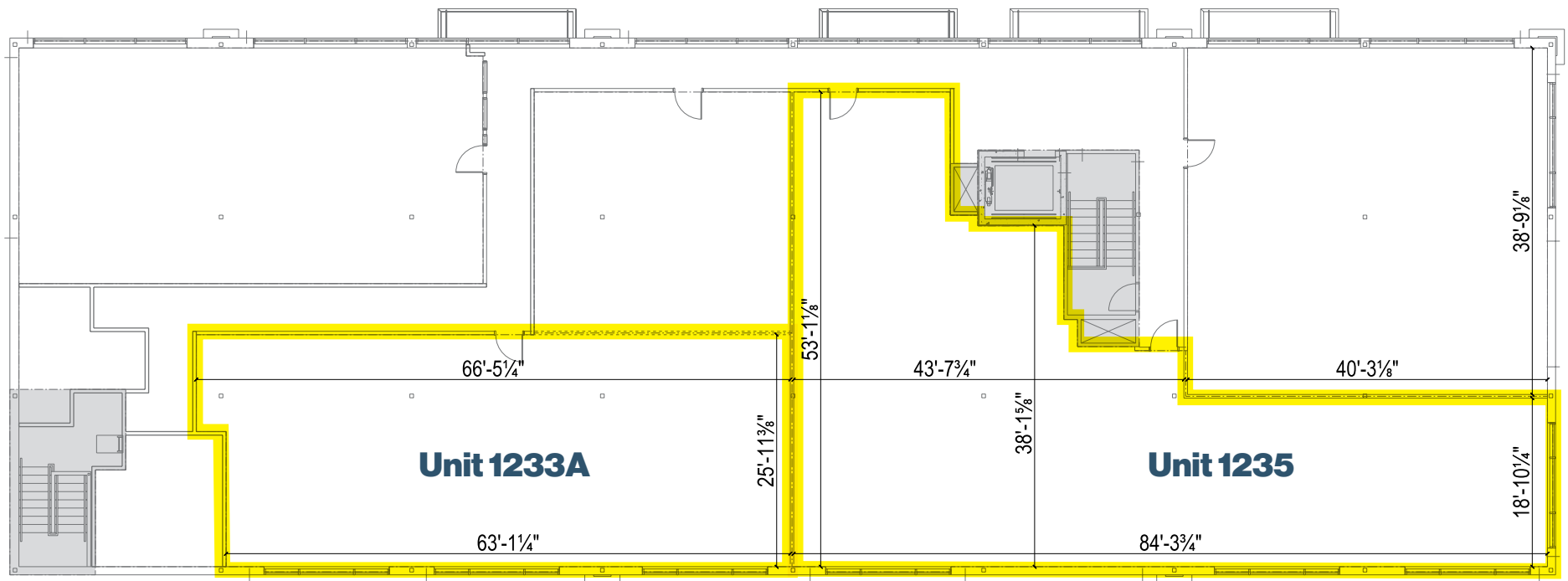
- 1069: 
- 1071: 





Unit 1001: 2,809 SF | Unit 1003: 1,440 SF | Total: 4,249 SF





Westmount Shops



NEIGHBORHOOD
Okotoks



POPULATION
3KM
32,484



MEDIAN AGE
38



HOUSEHOLD INCOME
\$132,000



TRAFFIC COUNT
11,740 VPD | 1 Southridge at Hwy 7

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Thank you for your Interest



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For more information, please contact one of our Associates.