

Westmount Shops



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Size Available

Unit 259	976 SF		Op Costs	\$13.00 PSF
Unit 266	1,169 SF	C/L		\$13.00 PSF
Unit 1001	2,809 SF			\$ 9.41 PSF
Unit 1003	1,440 SF			\$ 9.41 PSF
Unit 1233A	2,139 SF			\$10.78 PSF
Unit 1235	3,219 SF			\$10.78 PSF
		<i>Combined total 4,249 SF</i>		
		<i>Combined total 5,350 SF or demised to suit 1,000 SF offices</i>		

Availability

Immediately

Net Rate

Contact Associate

Utilities

Gas & Electricity Separately Metered

Zoning

C-Gate

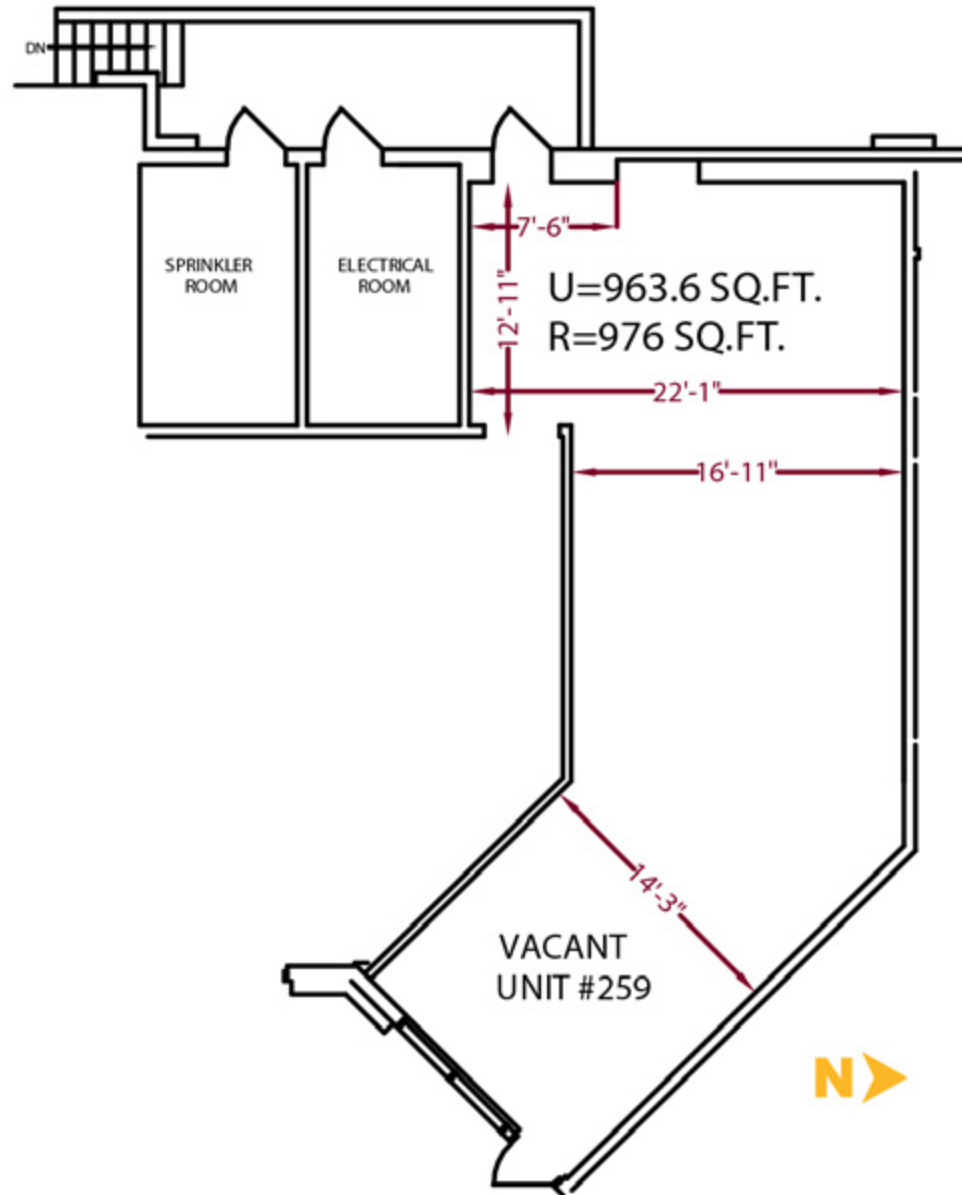
Parking

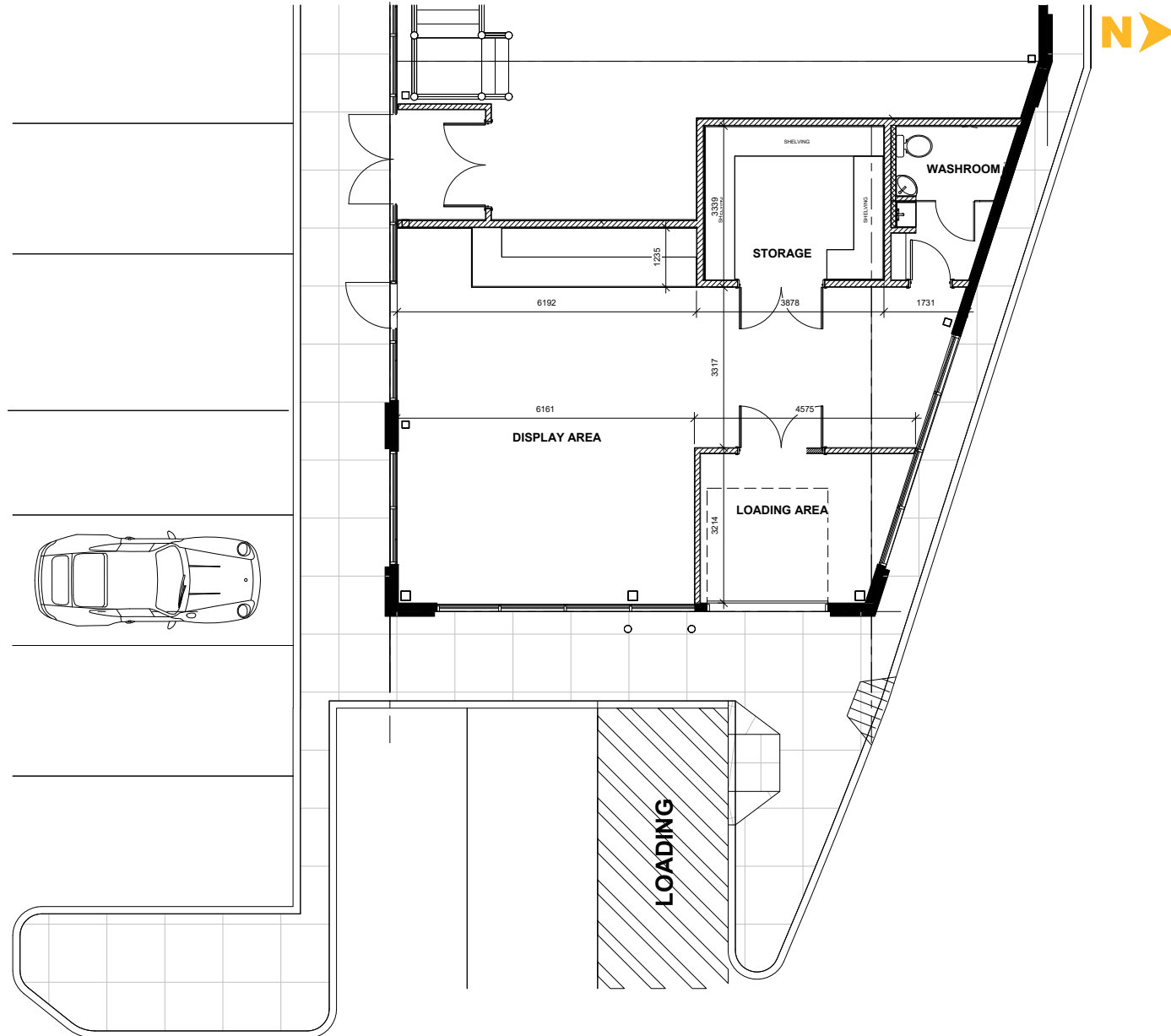
Ample / open

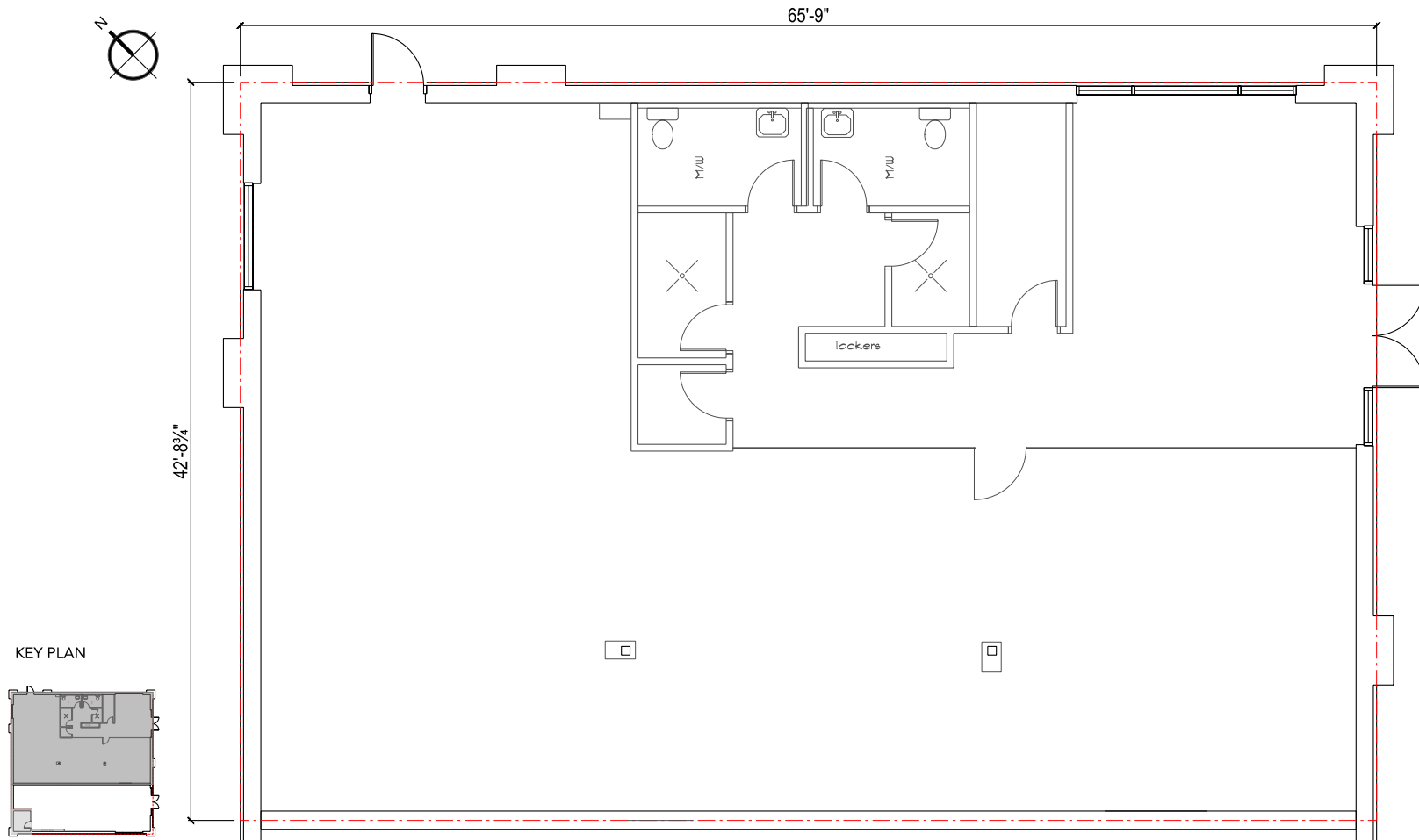
Highlights

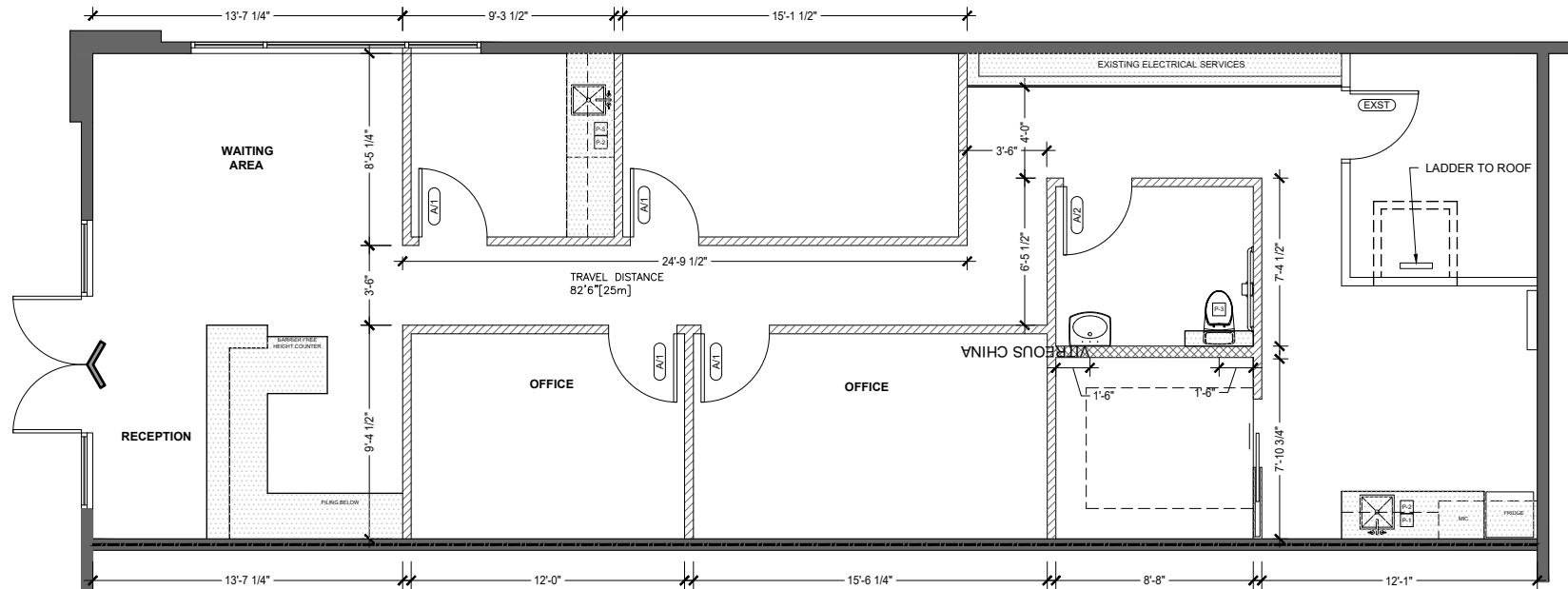
- FREE RENT inducements on 5-year terms
- Existing tenants include Hometown Dental, KFC, Taco Bell, Subway, Booster Juice, Bell, Peak Medical, Remedy's RX, Massage Haven, Anytime Fitness, Kumon, Edward Jones, & more
- Great location with excellent foot traffic and high visibility in the heart of Okotoks
- Across the street from Walmart, Canadian Tire, Sobeys and other notable Brands
- Conveniently situated close to Highway 2A and Highway 7, which sees 79,150 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 (270 stalls)

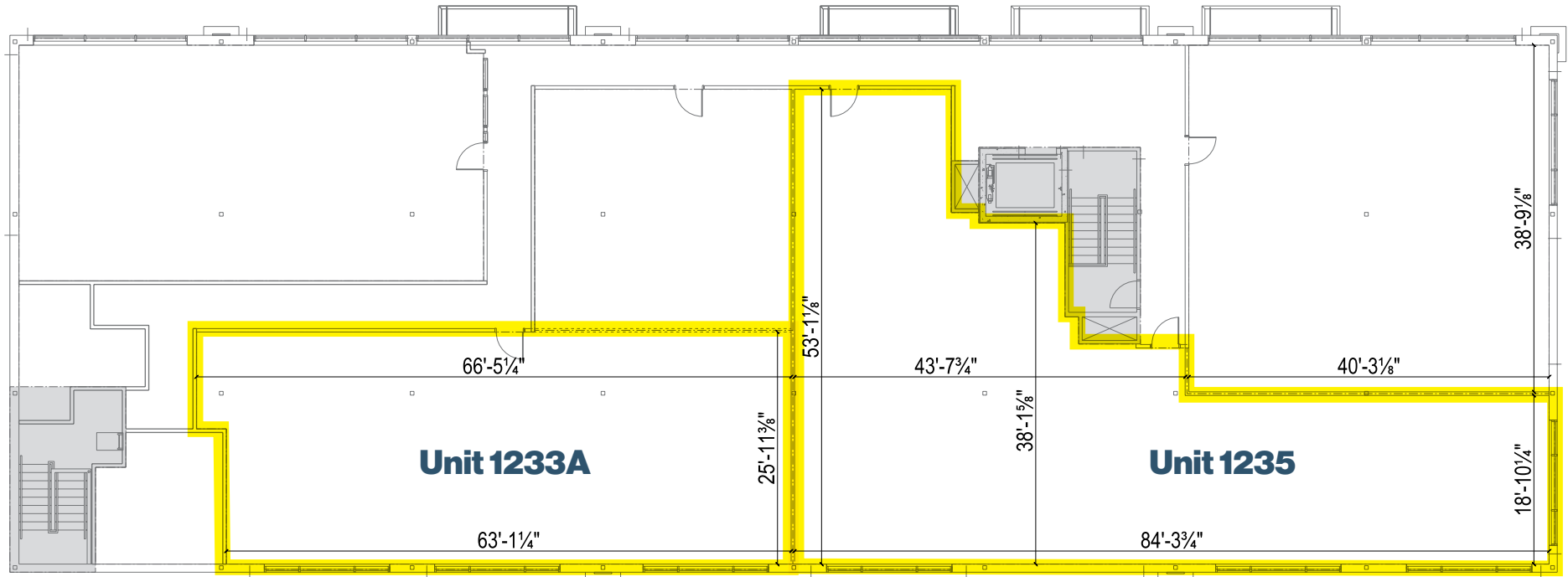












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NEIGHBORHOOD
Okotoks



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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