

Westmount Shops



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Property Details

200 Southridge Drive | Okotoks, Alberta
Okotoks Shopping Hub



Size Available

| | | Op Costs |
|-------------------|---------------------|---|
| Unit 259 | 976 SF | \$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 | Combined total 4,249 SF \$10.78 PSF |
| Unit 1235 | 3,219 SF | Combined total 5,350 SF or demised to suit 1,000 SF offices \$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 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)

Highlights



YOKOZUNA



KUMON



WESTLAND STREET

Westmount Centre

1001
1003

259

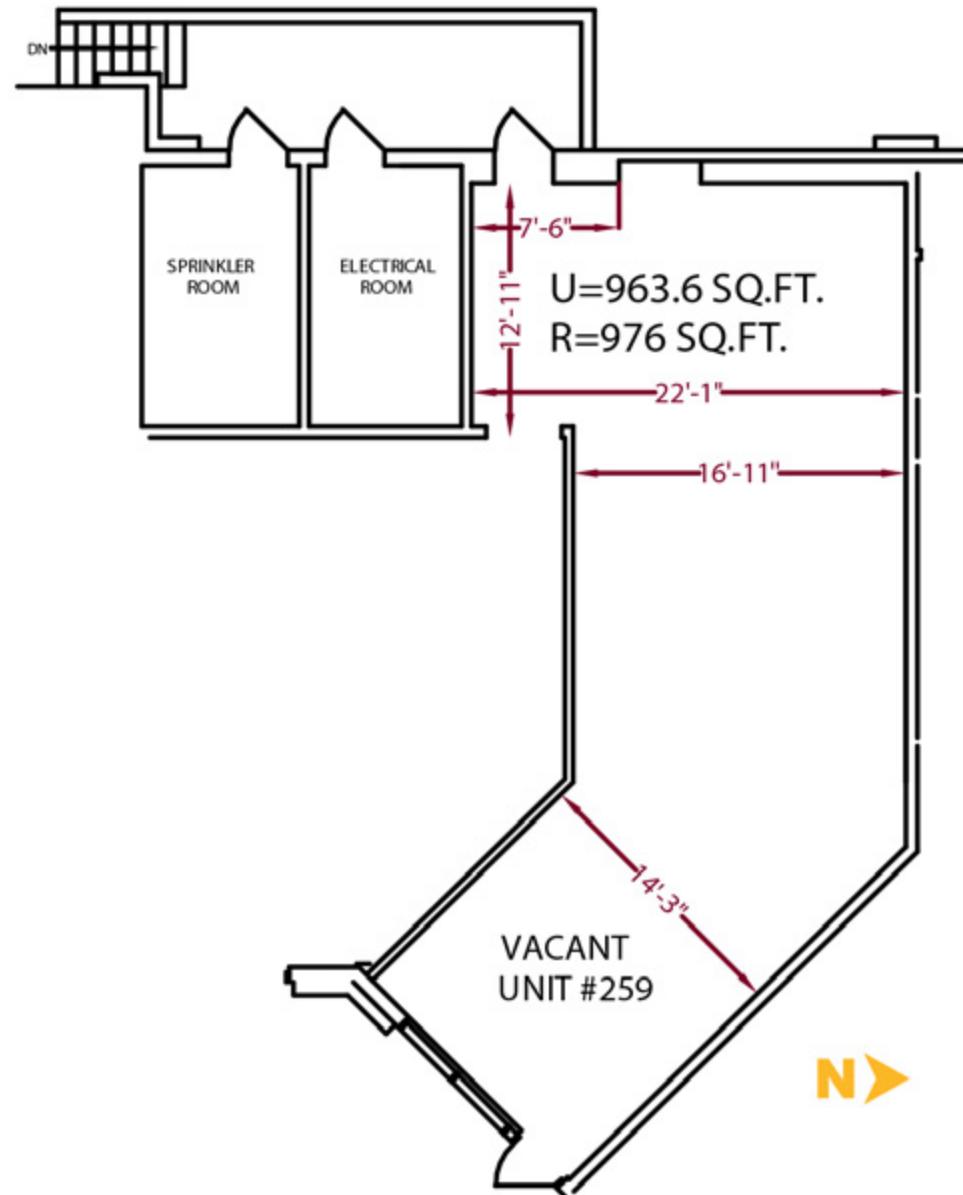
1235

1233A

WESTMOUNT ROAD

SOUTH RIDGE DRIVE



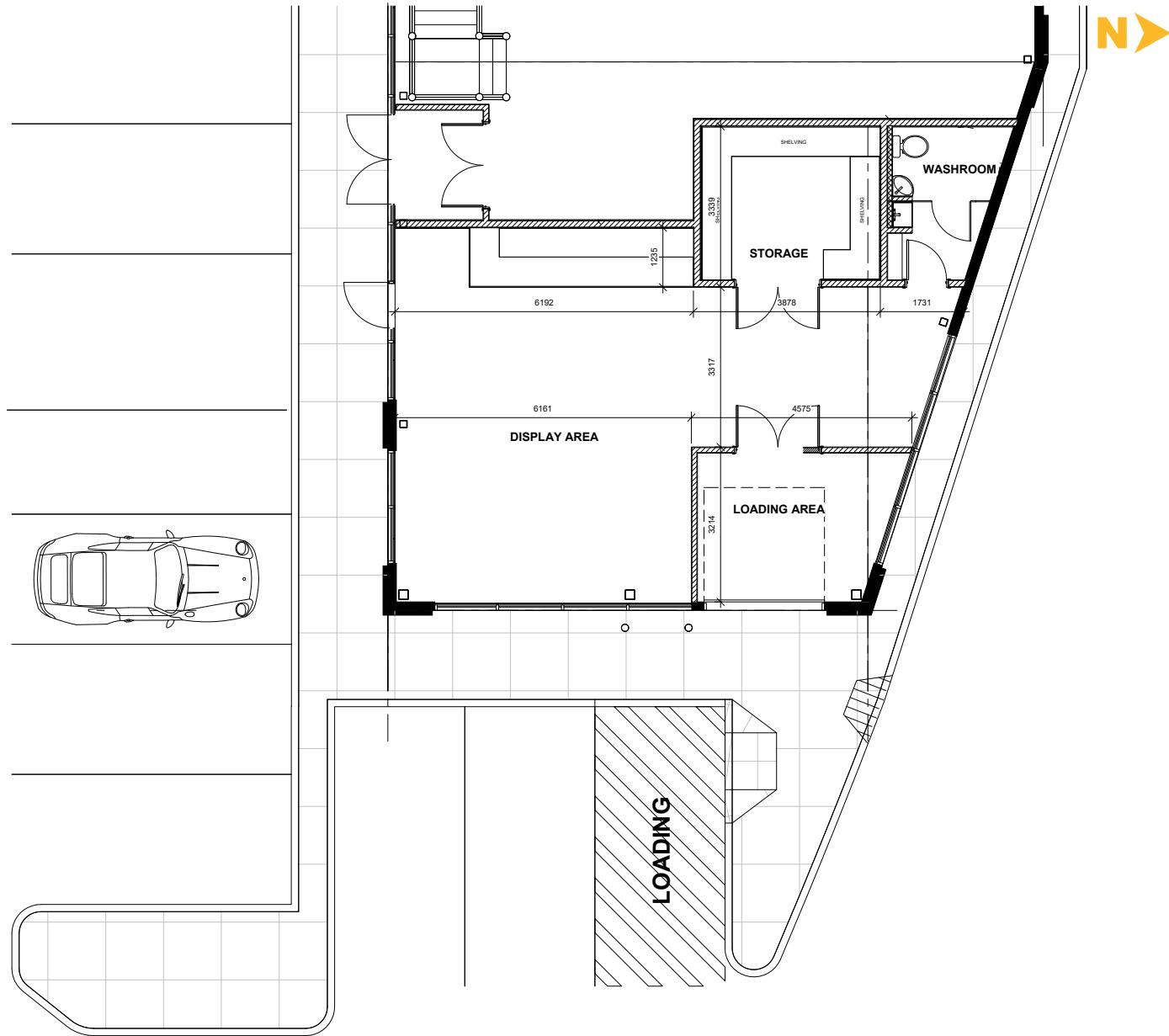


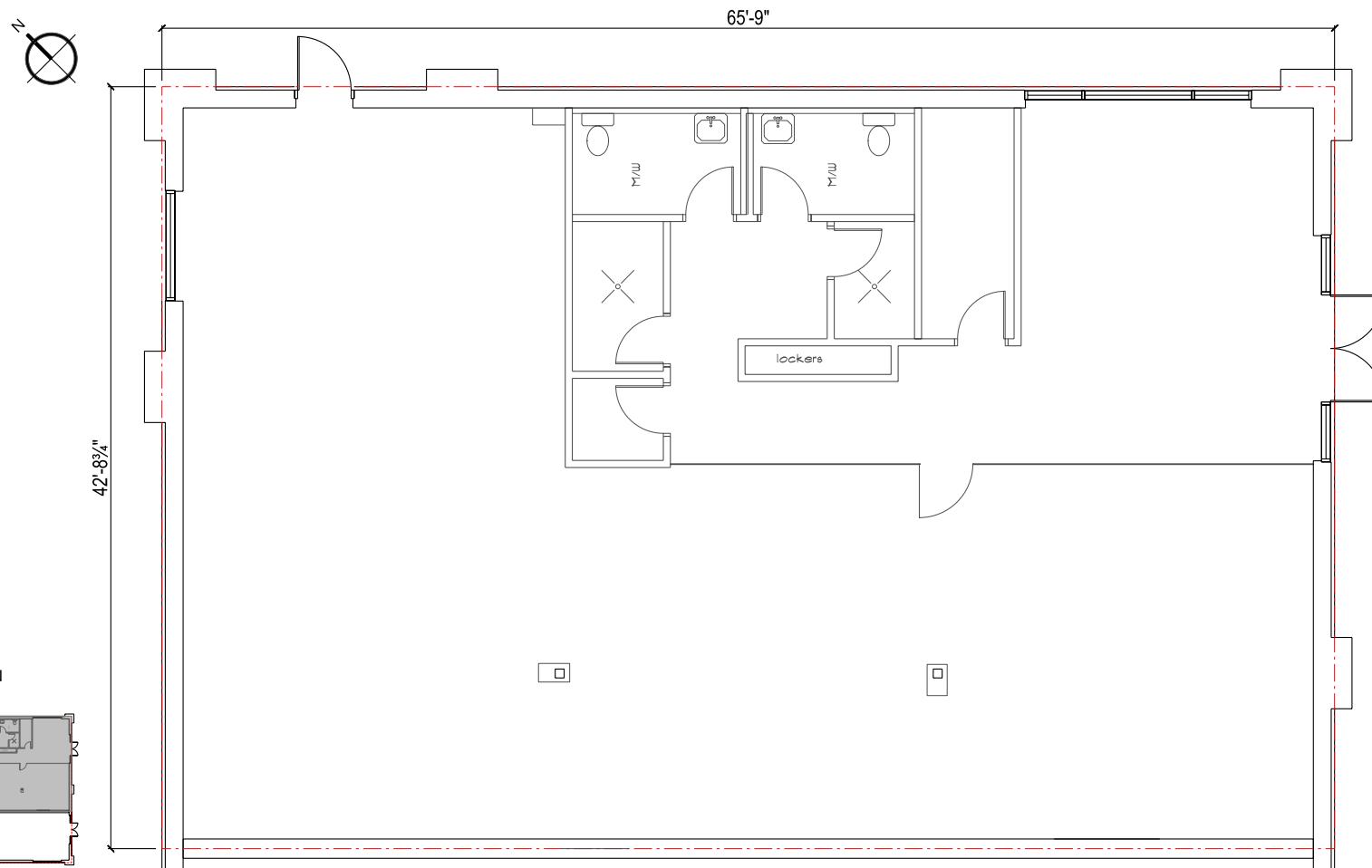


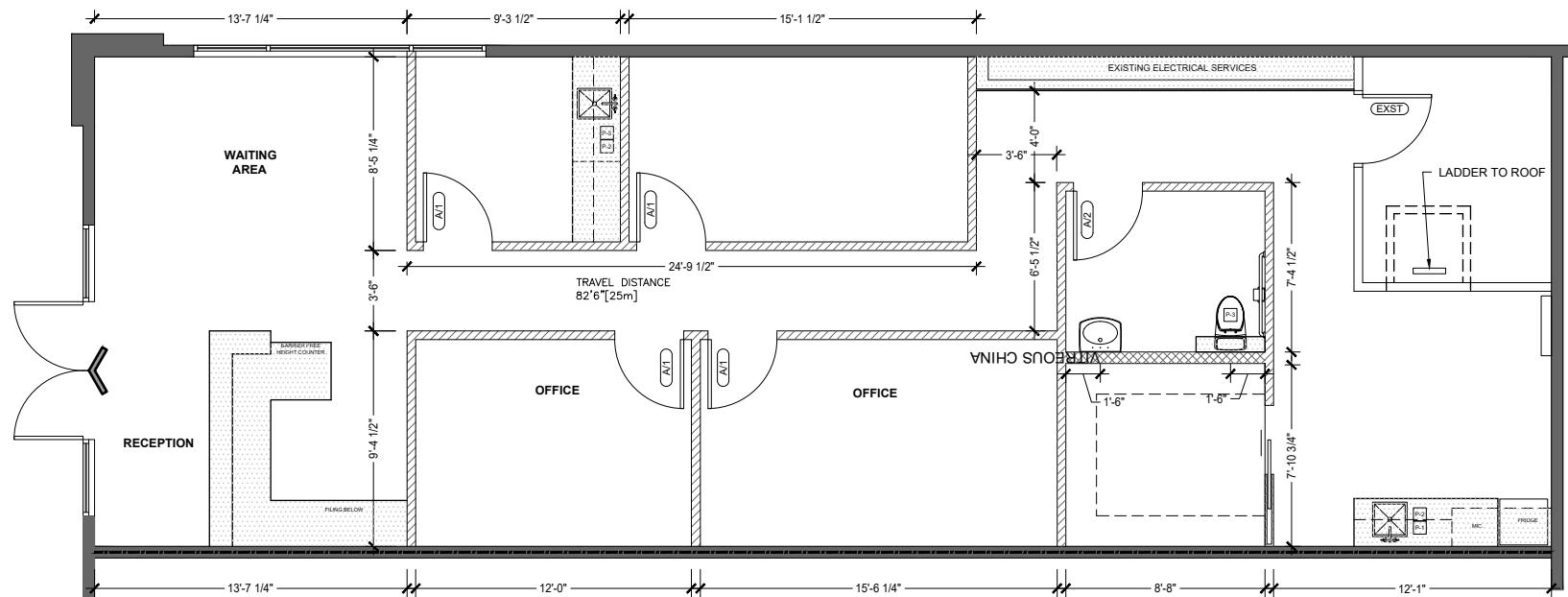
Blackstone
Commercial Real Estate Services Inc.

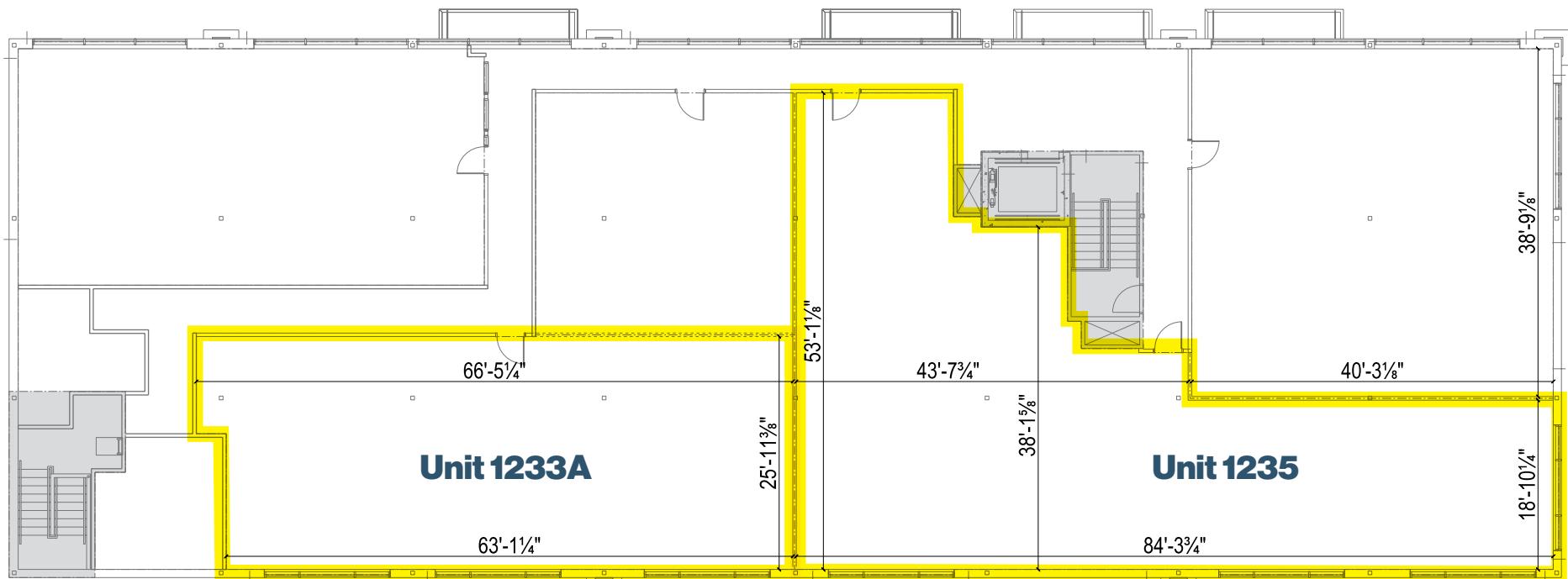
Floor Plan

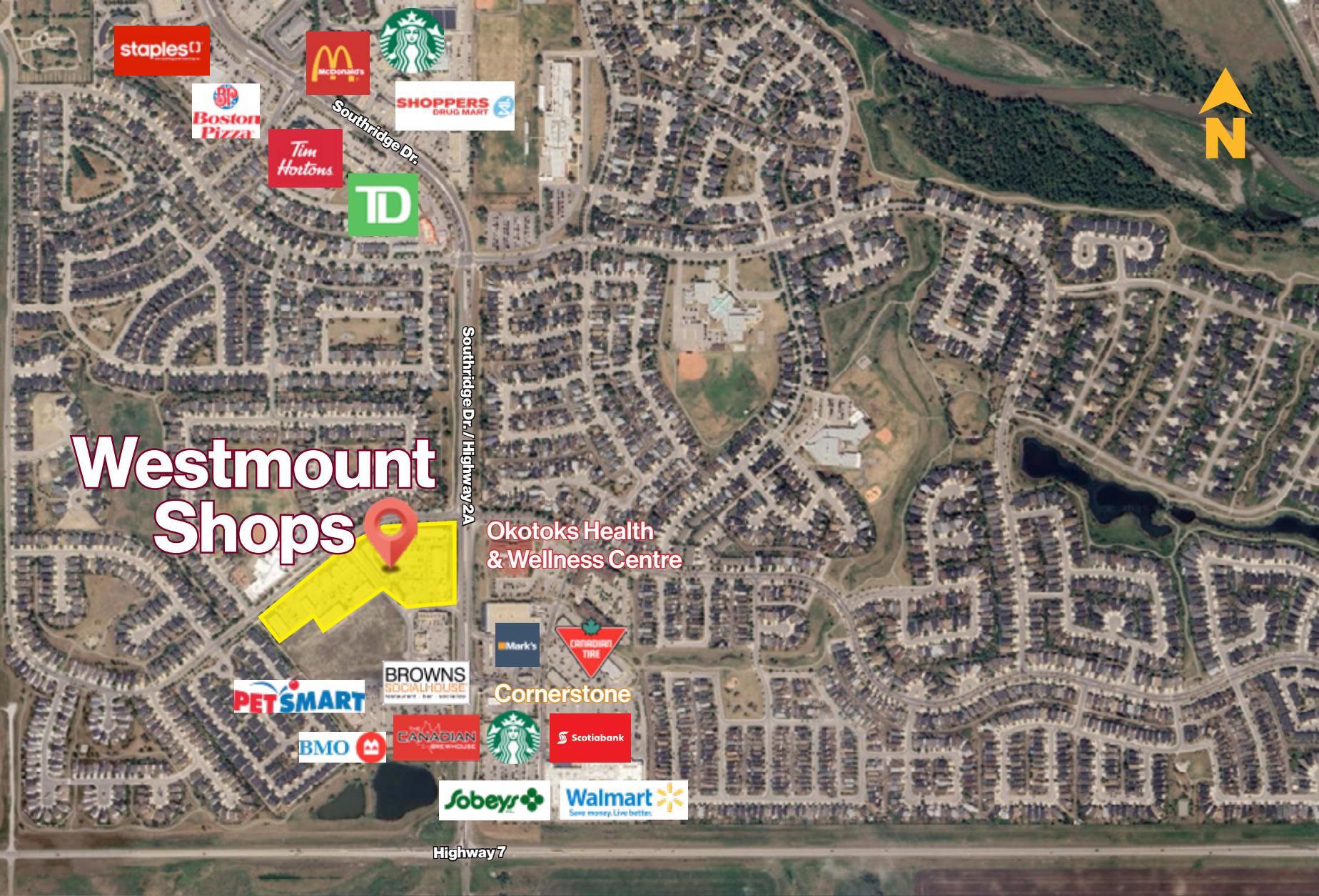
C/L Unit 266 | 1,169 SF











Westmount Shops



Okotoks Health
& Wellness Centre



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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