

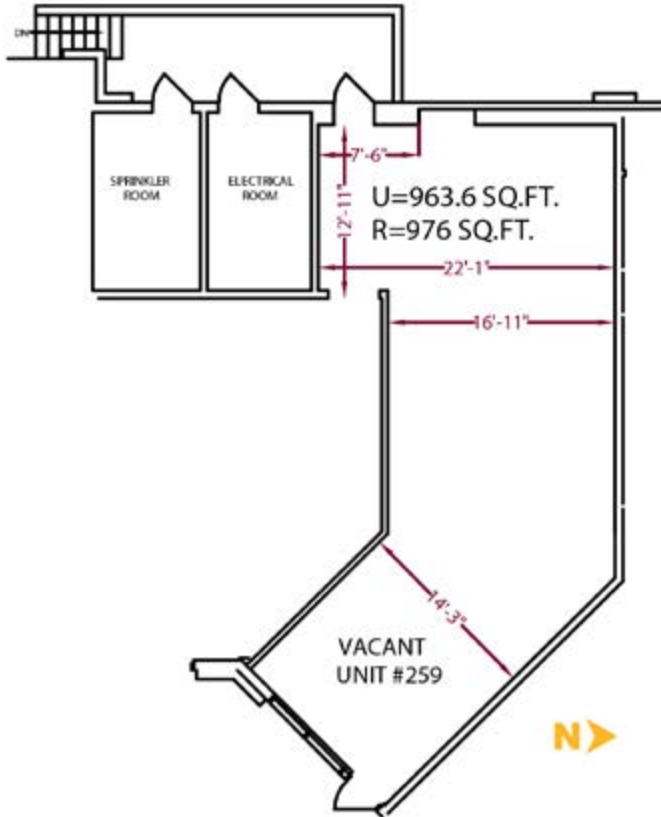
## Westmount Village



**Patrick White** Associate

P 403.214.2344

E [pwhite@blackstonecommercial.com](mailto:pwhite@blackstonecommercial.com)



		Op Costs
<b>Size Available</b>	<b>Unit 259</b> 976 SF	\$13.00 PSF
<b>Availability</b>	Immediately	
<b>Net Rate</b>	Contact Associate	
<b>Utilities</b>	Gas & Electricity Separately Metered	
<b>Zoning</b>	C-Gate	
<b>Parking</b>	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 (270 stalls)





# Westmount Village



Southridge Dr./Highway 2A

Okotoks Health & Wellness Centre



Cornerstone



Highway 7



NEIGHBORHOOD  
Okotoks



POPULATION  
3KM  
32,484



MEDIAN AGE  
38



HOUSEHOLD INCOME  
\$132,000



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

Patrick White Associate

P 403.214.2344

E pwhite@blackstonecommercial.com

# Thank you for your Interest



**BlackstoneCommercial.com**

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



**Patrick White** *Associate*

**P** 403.214.2344

**E** [pwhite@blackstonecommercial.com](mailto:pwhite@blackstonecommercial.com)