

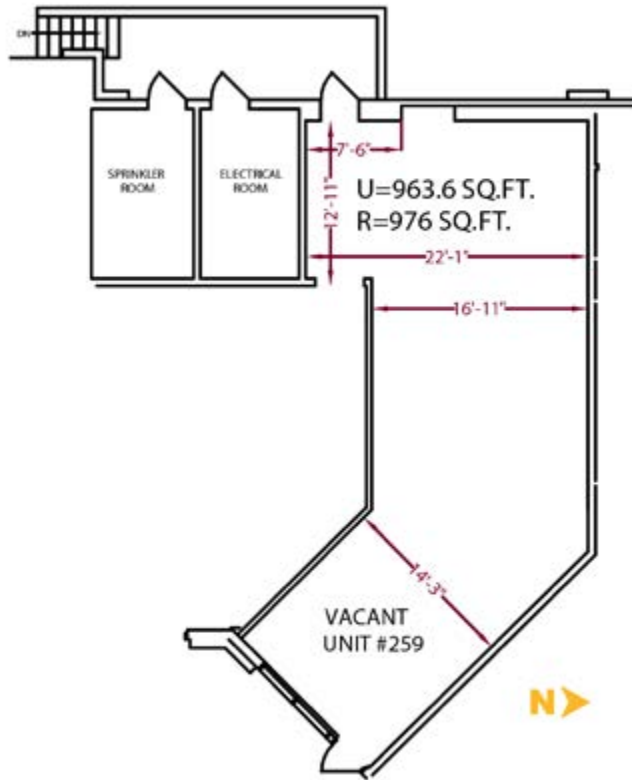
## Westmount Village



**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
- Health and Wellness opportunity featuring abundant on-site patient parking for staff and visitors alike.



- 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: *Maco Liquor*
- 257: 
- 258: *Okotoks  
Barber Shop*
- 259: *AVAILABLE  
976 SF*
- 260: 
- 261: 
- 262: 
- 263: 
- 266: 



# 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

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# Thank you for your Interest



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**Patrick White** *Associate*

**P** 403.214.2344

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