

Blackstone
Commercial Real Estate Services Inc.

For Lease

Unit 2A - 220 North Railway Street | Okotoks, Alberta

Retail Opportunity

Okotoks Business Park



Unit 2A - 220 N Railway Avenue, Okotoks AB

Okotoks Retail Opportunity

PROPERTY DETAILS

Unit Size	Unit 2A: 1,170 SF
Availability	Immediately
Rate	Market
Op Costs	\$10.34 psf (Includes Utilities & Signage) Est 2025
Zoning	I-2 (General Light Industrial)
Built	2021
Construction	Wood Frame
Parking	Surface

- **Growing Market:** Serves a fast-growing community of 30,000+ residents.
- **Prime Access:** Excellent exposure and connectivity to Highway 2 and Calgary.
- **Modern Space:** New, high-visibility developments with ample parking.
- **Wide Trade Area:** Draws shoppers from Okotoks and surrounding regions.
- **Retail Synergy:** Near major anchors like Costco and Home Depot.
- **Pro-Business:** Supportive local policies and competitive operating costs.
- **Strong Investment:** Ownership and leasing options in a growth market.
- **Future Potential:** Expanding retail hub with limited competition.



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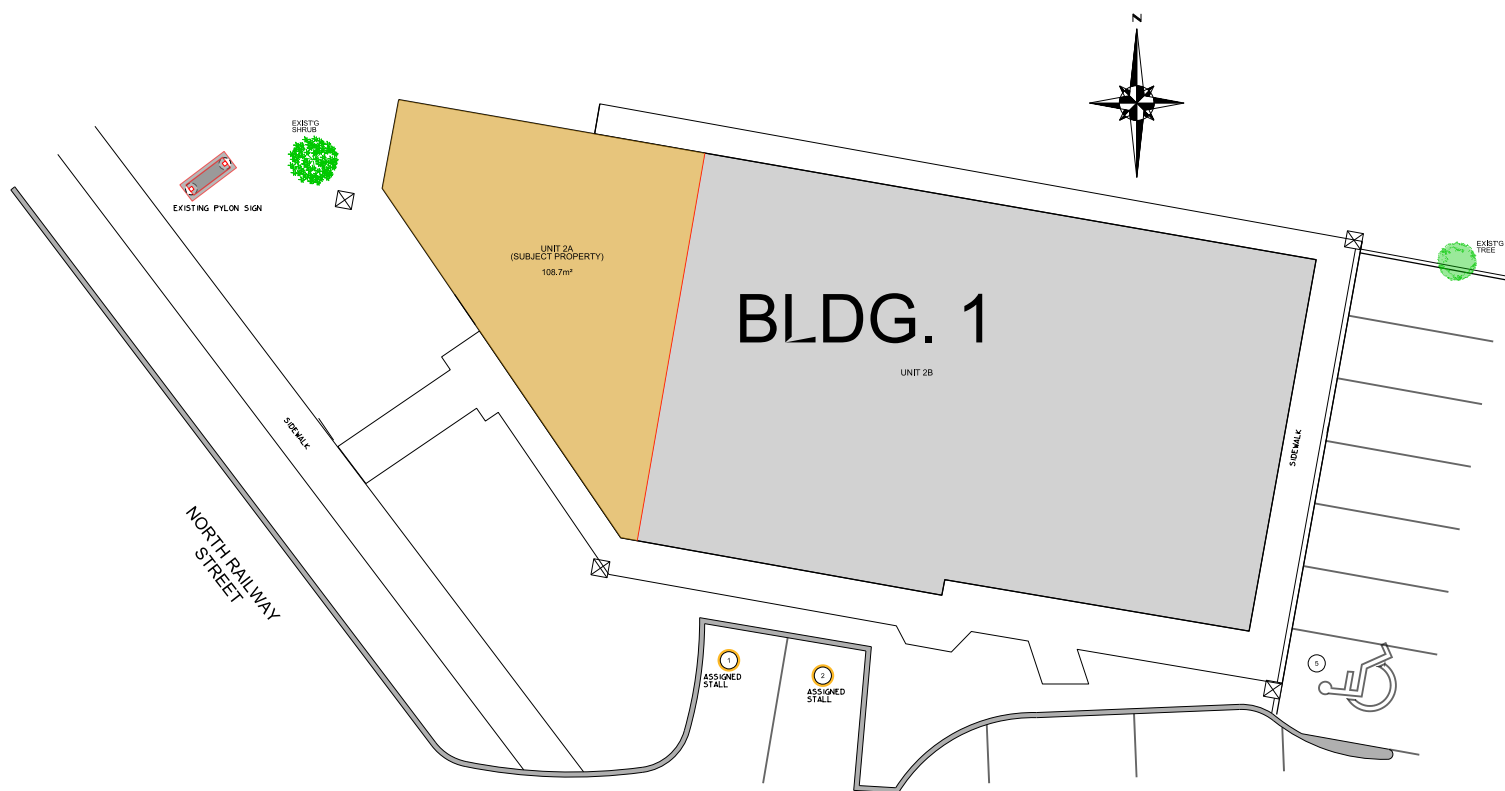
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Retail Opportunity

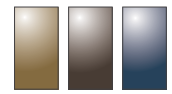


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NEIGHBORHOOD
Okotoks



POPULATION
31,255



MEDIAN AGE
37.9



HOUSEHOLD INCOME
\$112,630



TRAFFIC COUNT
25,000 VPD | AB Hwy 2 & 370 Avenue



BlackstoneCommercial.com

For more information, please contact one of our associates.

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