

Westmount Shops



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Size Available

Unit 259 976 SF

Unit 1001 2,809 SF Combined total 4,249 SF

Unit 1003 1,440 SF

Unit 1233A 2,139 SF Combined total 5,350 SF or demised to suit 1,000 SF offices

Unit 1235 3,219 SF

Op Costs

\$13.00 PSF

\$ 9.41 PSF

\$ 9.41 PSF

\$10.78 PSF

\$10.78 PSF

Availability

Immediately

Net Rate

Contact Associate

Utilities

Gas & Electricity Separately Metered

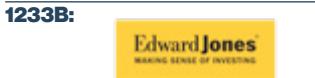
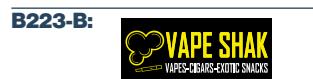
Zoning

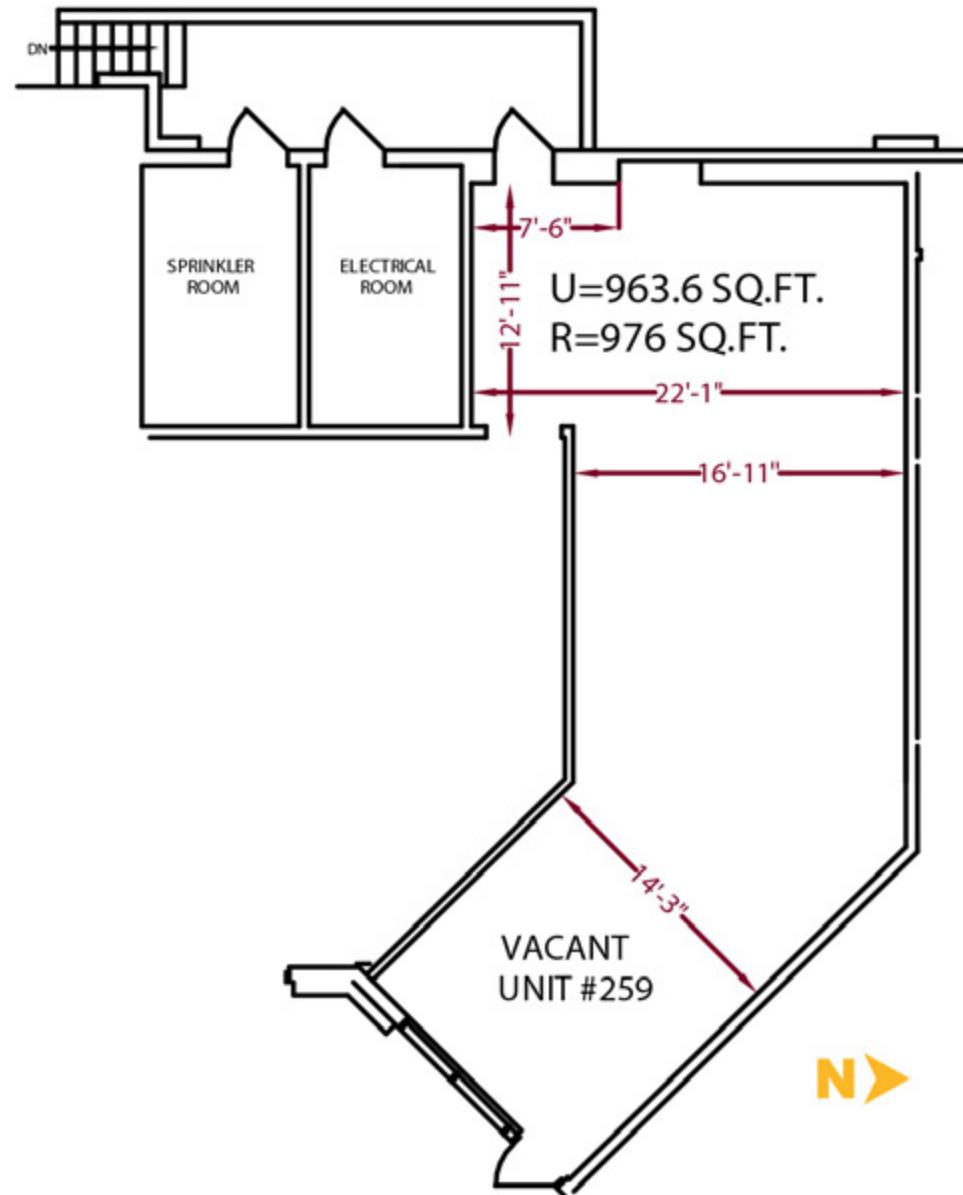
C-Gate

Parking

Ample / open

- FREE RENT inducements on 5-year terms
- Existing tenants include 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







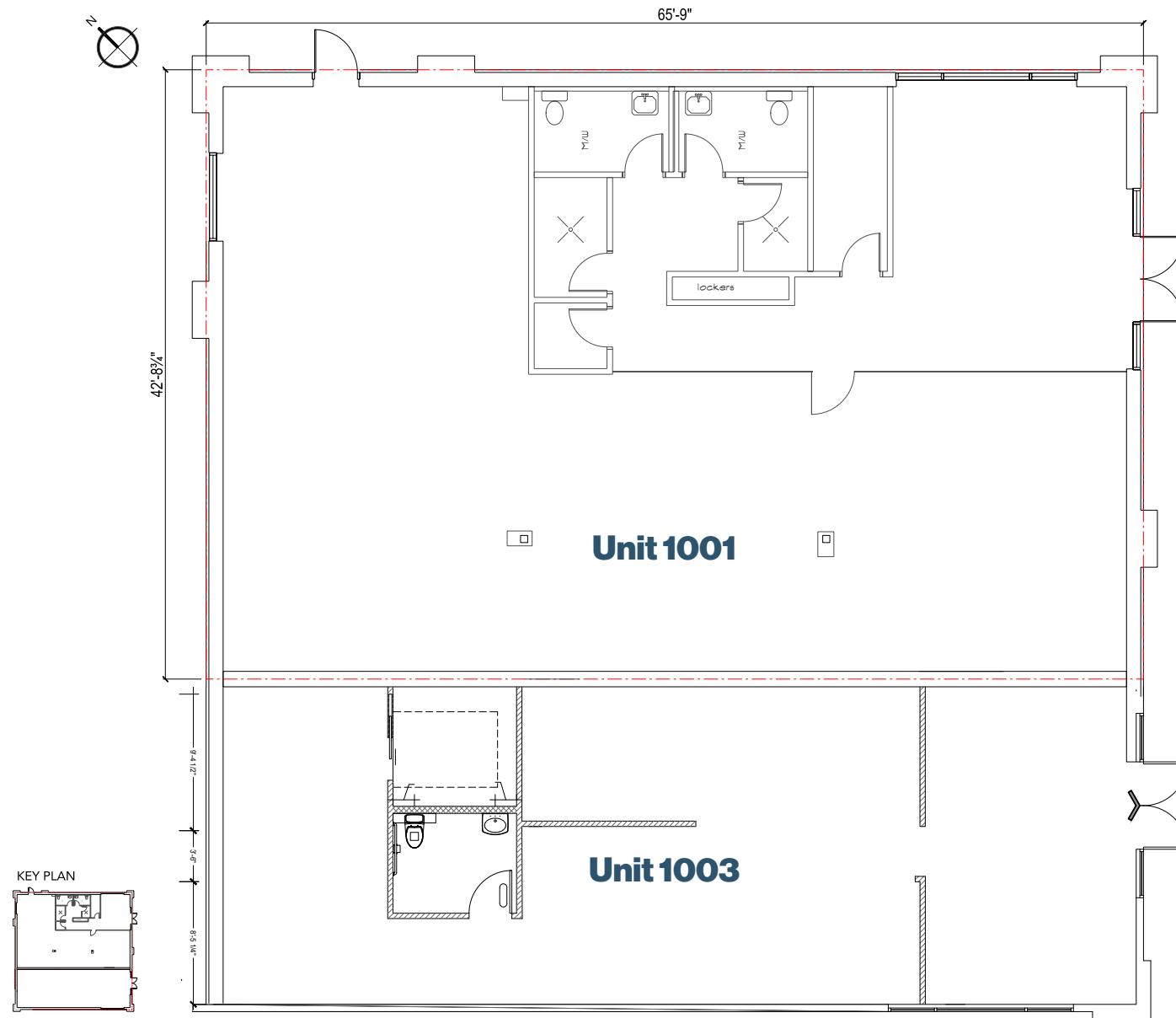
Blackstone

Commercial Real Estate Services Inc.

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Floor Plan

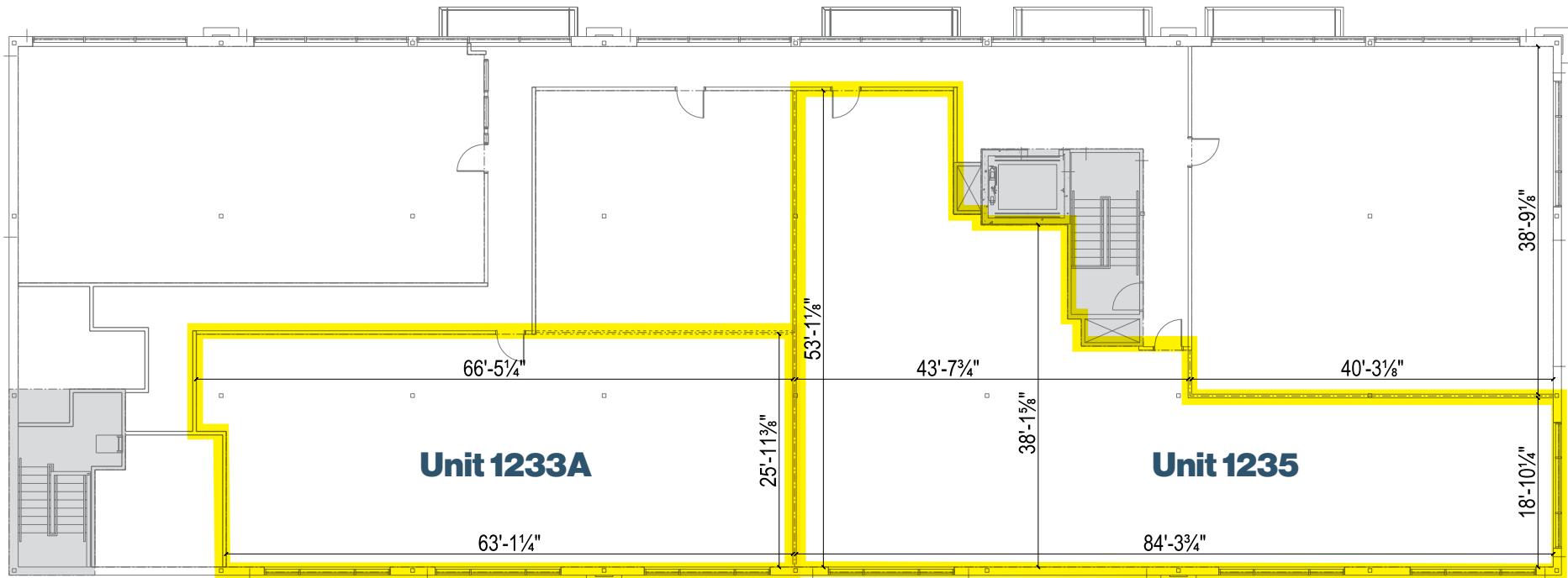
Unit 1001: 2,809 SF | **Unit 1003:** 1,440 SF | **Total:** 4,2,49 SF

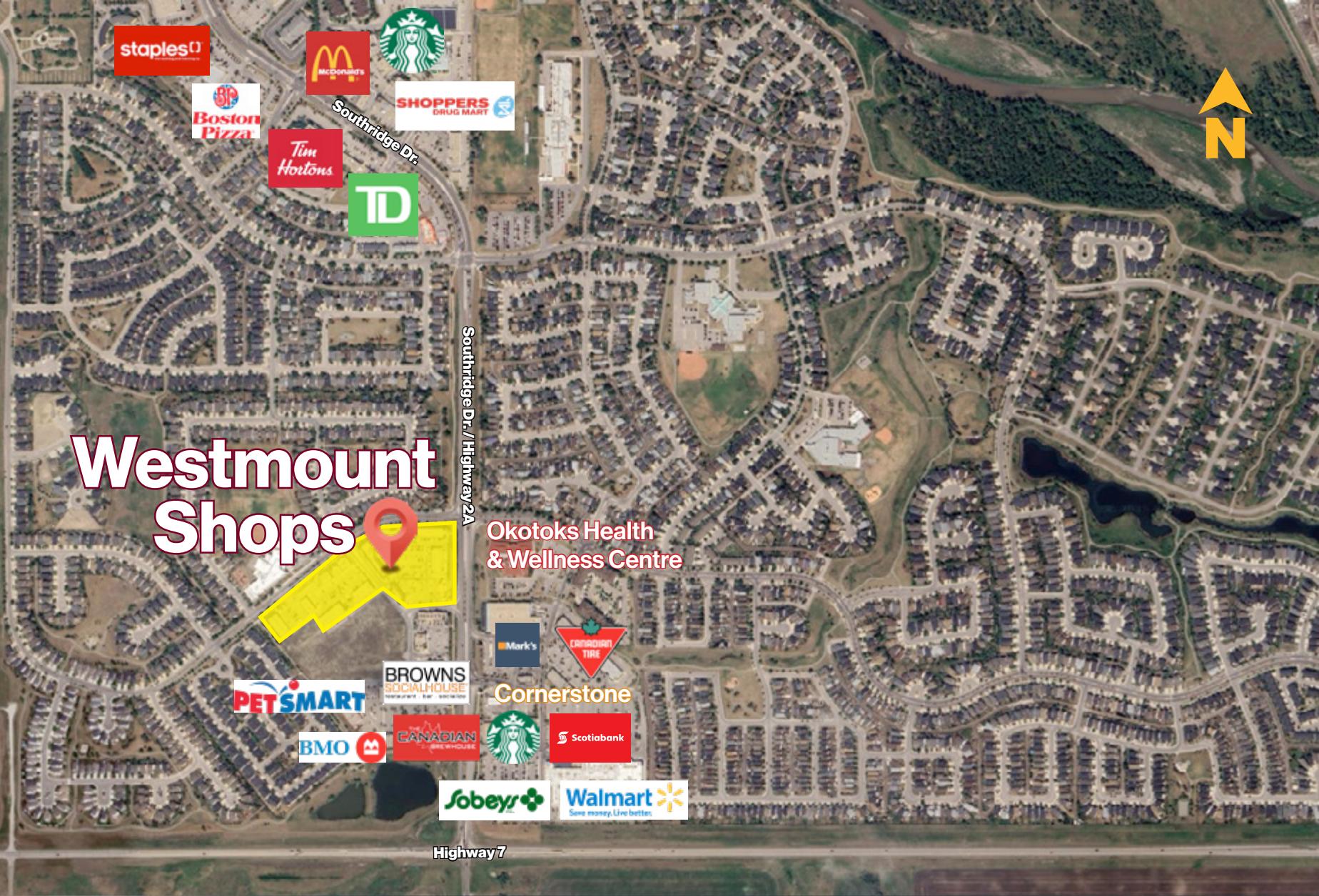


Floor Plan

Unit 1233A | 2,139 SF

Unit 1235 | 3,219 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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For more information, please contact one of our Associates.