

Westmount Shops



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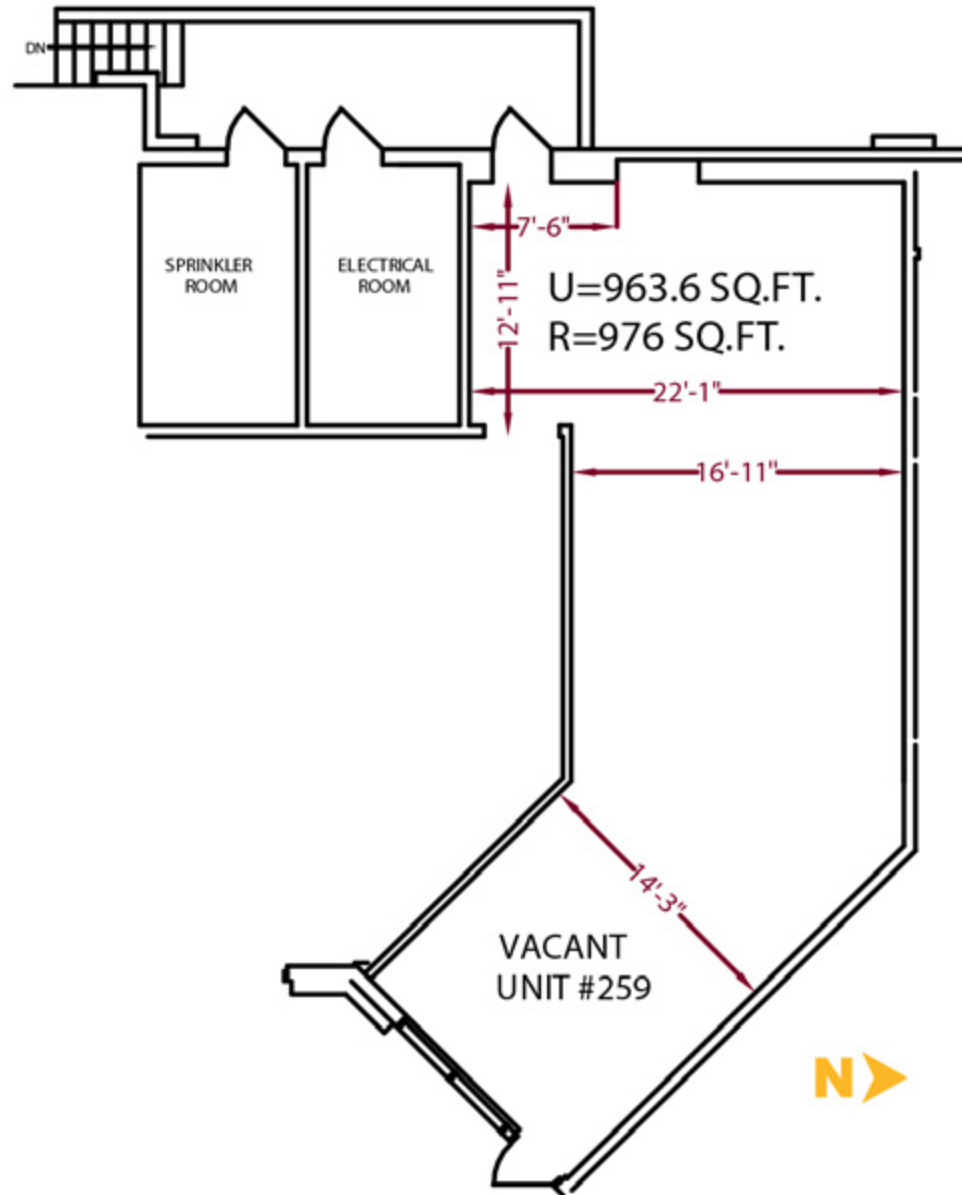
Property Details

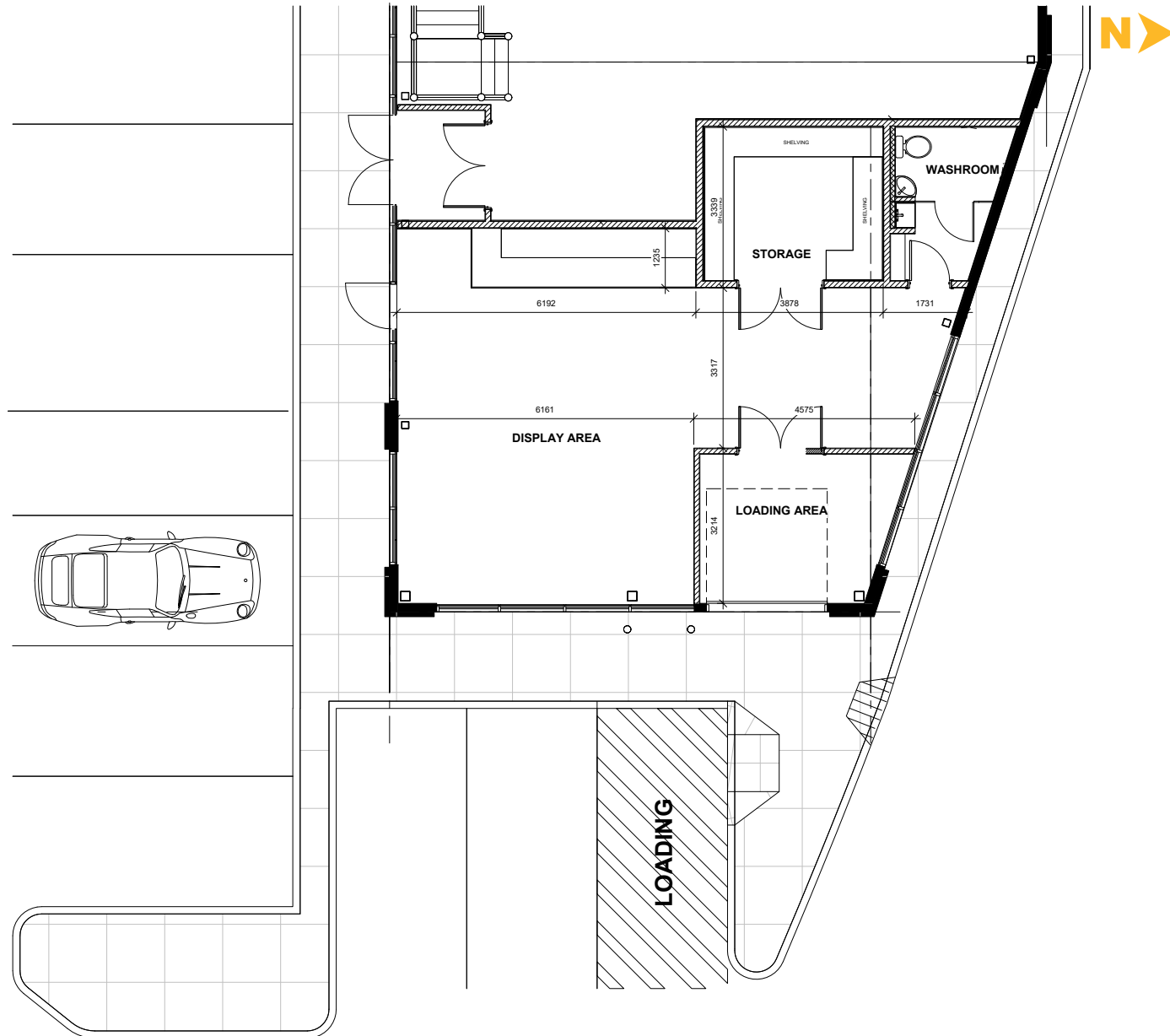
200 Southridge Drive | Okotoks, Alberta
Okotoks Shopping Hub

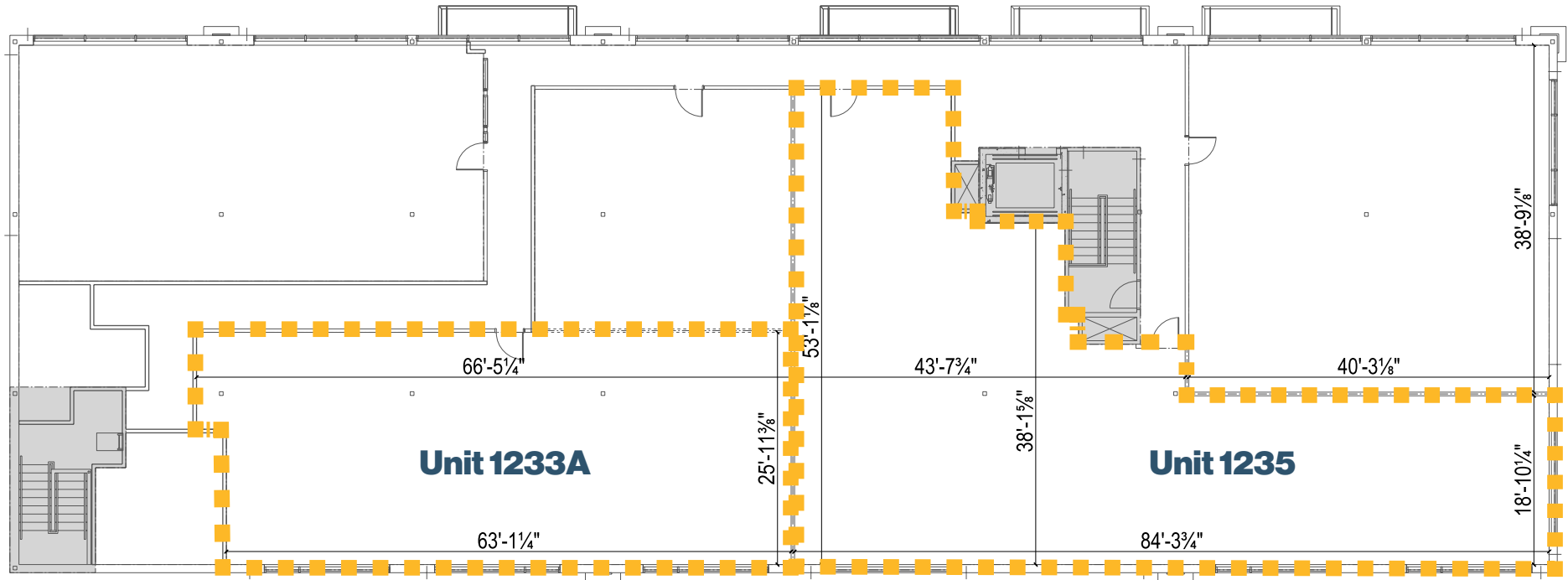


Size Available	Op Costs	
	Unit 259 976 SF	\$13.00 PSF
	Unit 266 1,169 SF	\$13.00 PSF
	Unit 1233A 2,139 SF	\$10.78 PSF
	Unit 1235 3,219 SF	\$10.78 PSF
	<i>Combined total 5,350 SF or demised to suit 1,000 SF offices</i>	
Availability	Immediately Unit 259: August 1, 2025	
Net Rate	Contact Associate	
Utilities	Gas & Electricity Separately Metered	
Zoning	C-Gate	
Parking	Ample / open	
Highlights	<ul style="list-style-type: none"> • 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, Sobey's 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) 	











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.