

## Westmount Centre



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### Size Available

<b>Unit 1001</b>	2,809 SF	Combined total 4,249 SF
<b>Unit 1003</b>	1,440 SF	
<b>Unit 1233A</b>	2,139 SF	Combined total 5,350 SF or demised to suit 1,000 SF offices
<b>Unit 1235</b>	3,219 SF	

### Op Costs

	\$ 8.94 PSF
	\$ 8.94 PSF
	\$10.85 PSF
	\$10.85 PSF

### Availability

Immediately

### Net Rate

Contact Associate

### Utilities

Gas & Electricity Separately Metered

### Zoning

C-Gate

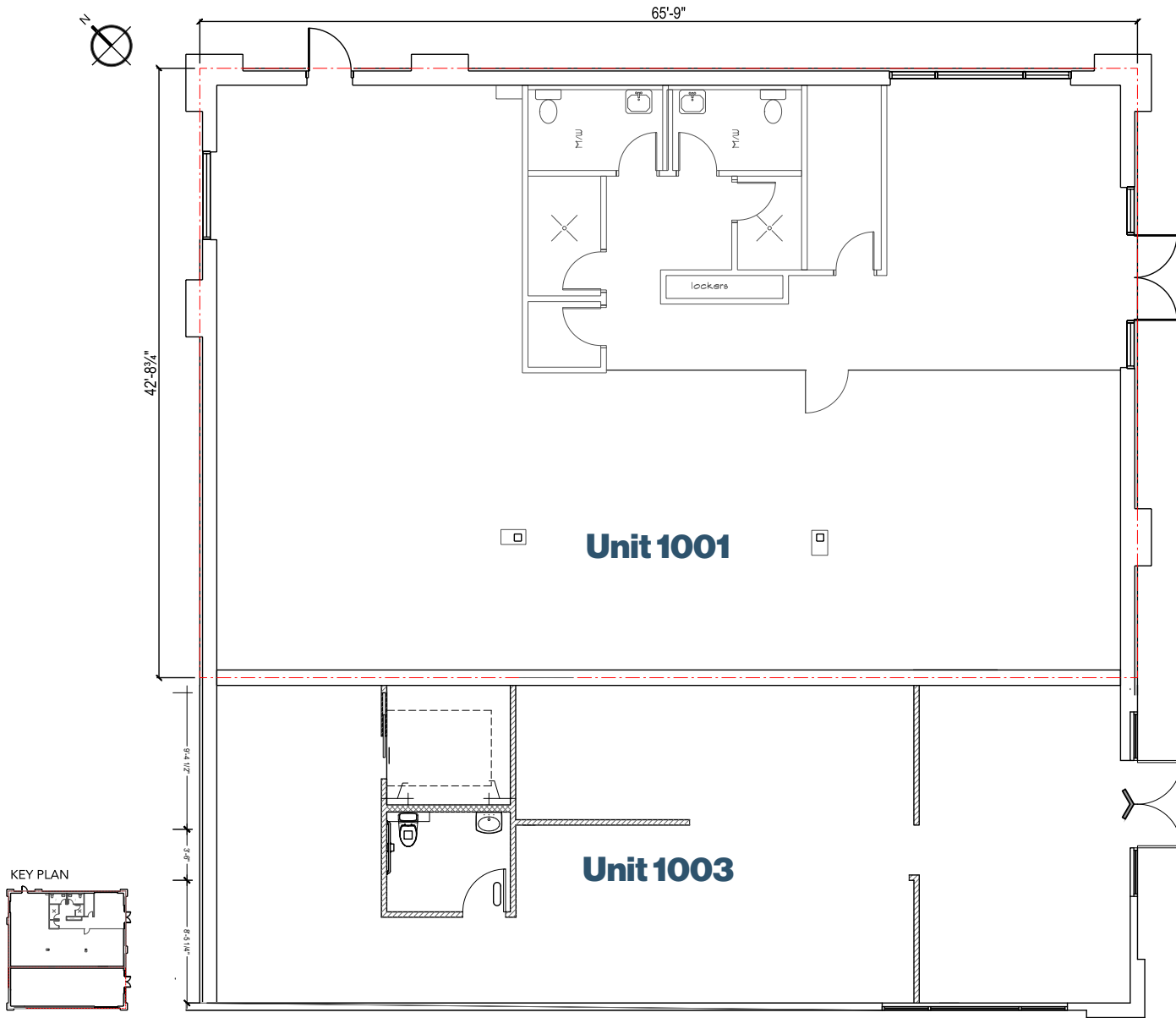
### Parking

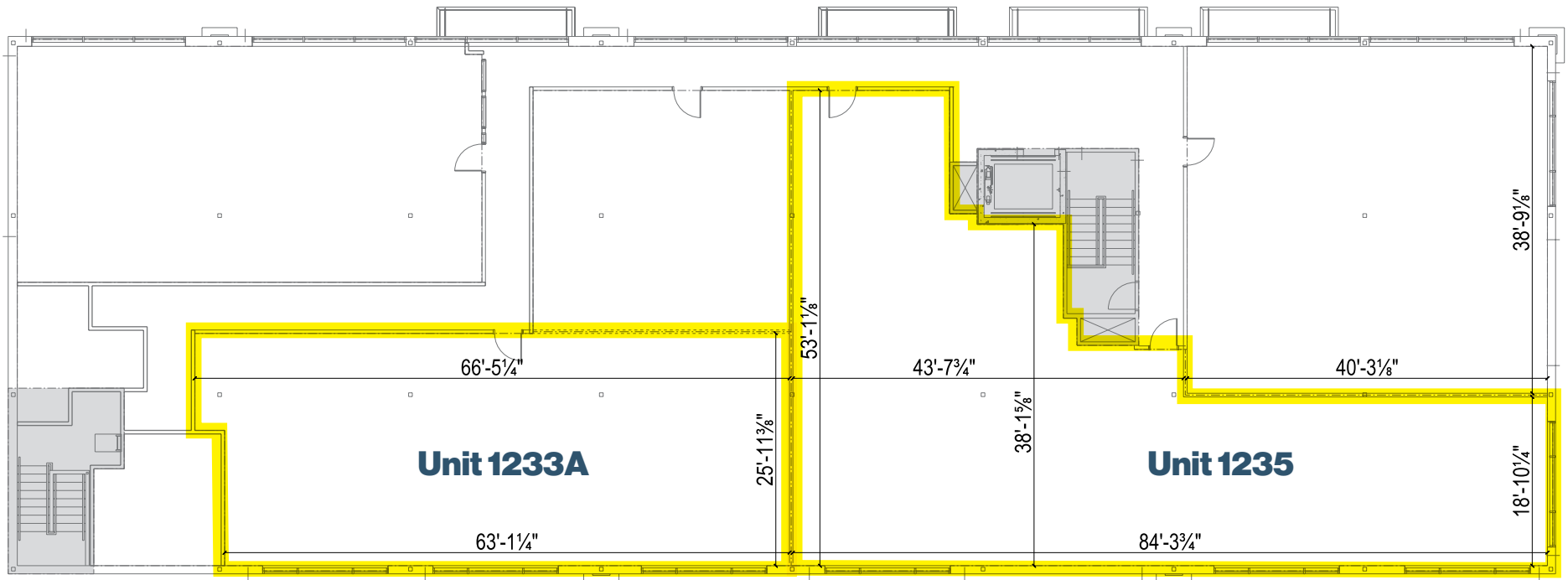
Ample / open

- 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

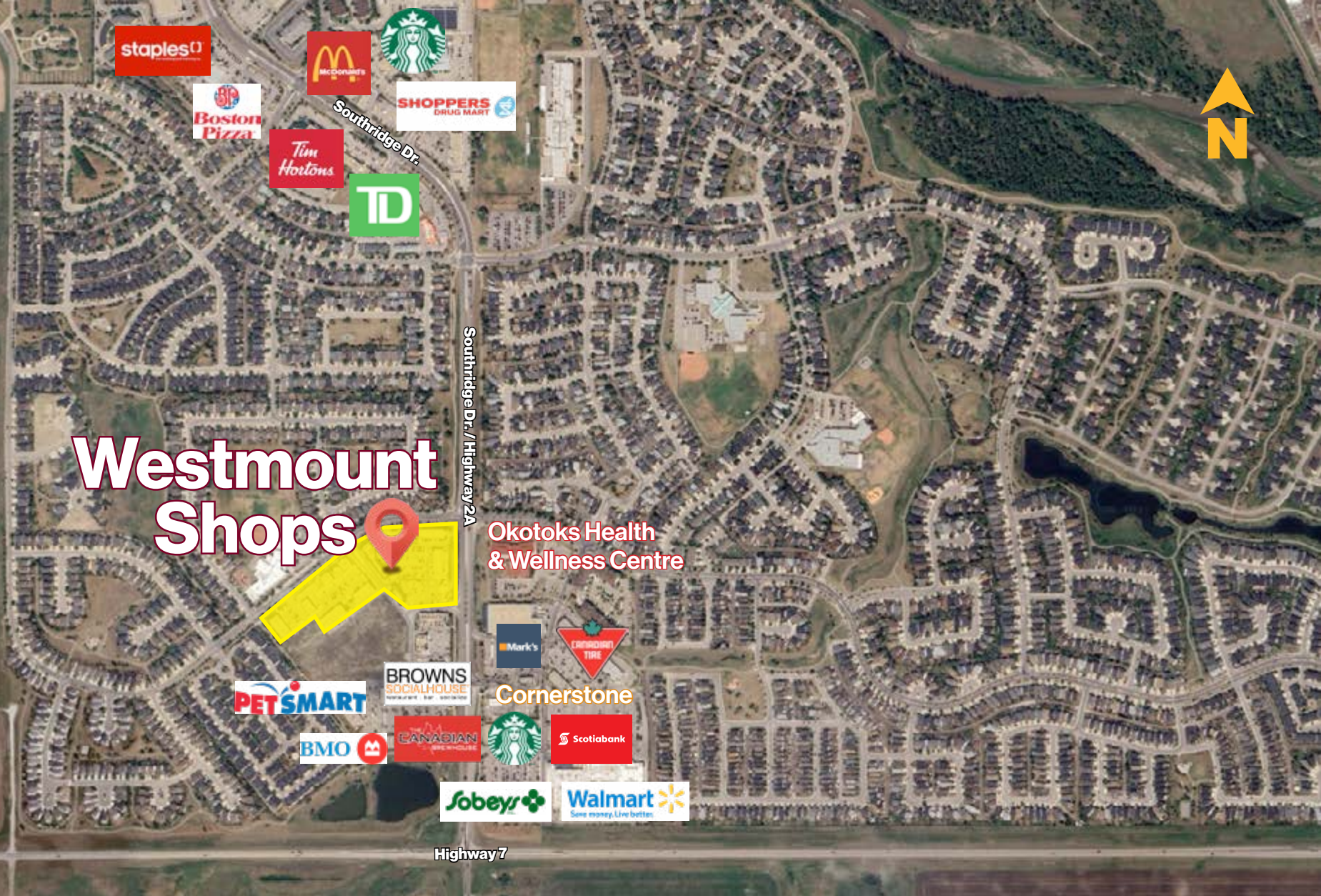


**Unit 1001: 2,809 SF | Unit 1003: 1,440 SF | Total: 4,249 SF**





# Westmount Shops



**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.