

Available Immediately

# Country Hills Plaza

100 Stockton Avenue, Okotoks, AB

## FOR LEASE

Unit		Net Rate	Op Costs
Unit 150	1,900 SF	Market	\$9.38 PSF
Unit 160U	1,447 SF	Market	\$9.38 PSF
Unit 210	3,264 SF	Market	\$9.38 PSF
Yard	0.25 - 0.5 acres at \$1.75 PSF		

Available: Immediately  
Parking: Ample

- ▶ Well maintained building inside and out
- ▶ Located on major thoroughfare in Okotoks
- ▶ High visibility retail and office location
- ▶ Good retail leads and only 20 minutes from Calgary
- ▶ Showroom, offices and warehouse
- ▶ Utilities included in operating costs
- ▶ Ideal for medical, office, gym, yoga studio or learning centre

Video ▶



# Blackstone

Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344  
[www.blackstonecommercial.com](http://www.blackstonecommercial.com)

For Leasing or Sales Information Or An On-Site Tour Please Contact  
David Mulholland | P (403) 291-8869 | [dmulholland@BlackstoneCommercial.com](mailto:dmulholland@BlackstoneCommercial.com)

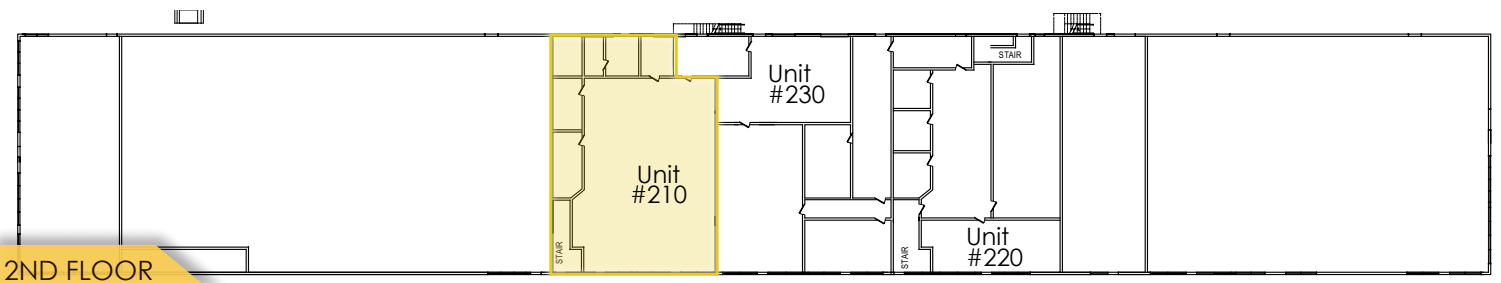
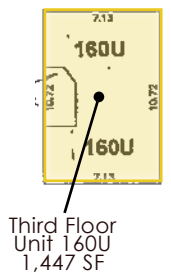
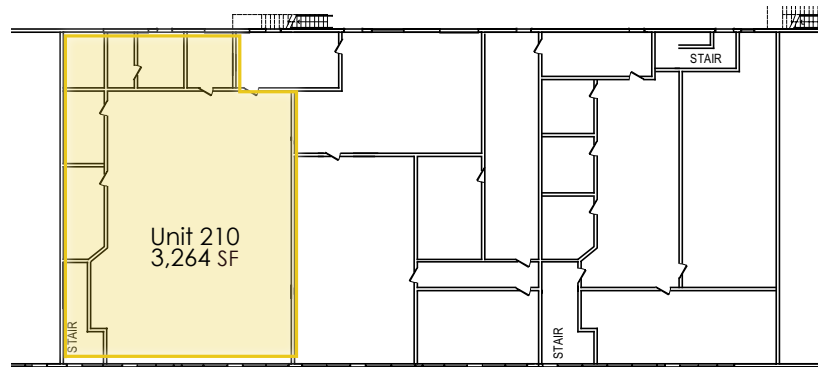
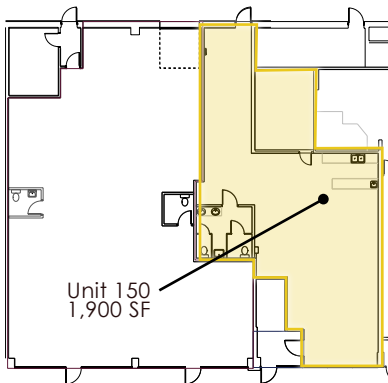
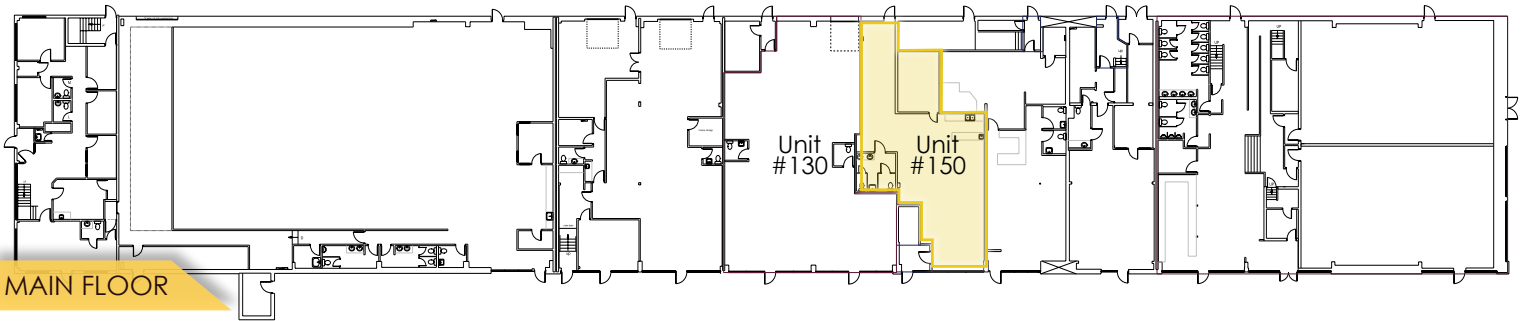
# Country Hills Plaza

100 Stockton Avenue, Okotoks, AB



## Demographics

<b>Population</b>	1 KM	Okotoks
2016 Census	2,639	30,036
2020 (est.)	3,142	35,281
Median age	41.6	36.2
<b>Average Households</b>		
2018	997	10,777
Persons per	2.9	3.0
<b>Household Income</b>		
Average	\$153,790	\$143,809
Median	\$103,261	\$113,986
<b>Daily Traffic Count</b>		
Milligan Drive and Banister Drive		3,037
Northridge & Riverside S		31,700
Southridge & 7 S		11,740



This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and/or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2021, All rights reserved. This document is the copyrighted property of Blackstone Commercial.