

FOR LEASE | OKOTOKS, AB
1 Fisher Crescent



NEW LISTING

Property Details

Leasable Area

Bay 5	2,000 ± sq. ft.
Net Rate:	\$12.00 psf
Op Costs:	\$3.50 psf
Available:	Immediately
Monthly Gross:	\$2,583.33 / month
Zoned:	I-2
Ceiling Height:	20'
Power:	100 Amp / 120/240v / 3 phase
Loading:	12' x 14' Bay Door
Parking:	Ample

Property Highlights

- ▶ Well maintained industrial and office space for lease
- ▶ Clean warehouse space
- ▶ Drive in loading
- ▶ Great location with excellent exposure
- ▶ Close to amenities such as businesses, restaurants and shopping
- ▶ 1 - 5 year terms available
- ▶ Permitted uses: Autobody, auto paint, auto repair, industrial service shop, manufacturing, or office
- ▶ Discretionary uses: Brewery, dry cleaning, kennel, recycling, or vet clinics
- ▶ Ample parking available on the site
- ▶ No cannabis

For Leasing/Sale Information Or An On-Site Tour Please Contact

Sandra Easton | P (403) 291 8873

seaston@BlackstoneCommercial.com

Rebecca Breneman | P (403) 291 8863

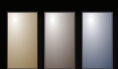
rbreneman@BlackstoneCommercial.com

Stacey Busse | P (403) 313 5308

sbusse@BlackstoneCommercial.com

David Mulholland | P (403) 291 8869

dmulholland@BlackstoneCommercial.com



Blackstone

Commercial Real Estate Services

9705 Horton Road SW, Unit A210, Calgary, Alberta, T2V 2X5 | (403) 214-2344 | www.blackstonecommercial.com

FOR LEASE | OKOTOKS, AB

Fisher Gates, 1125 N Railway Street

Class A Industrial



Property Details

Leasable Area

Unit 108	4,000 ± sq. ft.
Unit 112	4,000 ± sq. ft.
Unit 120 	2,029± sq. ft.

Net Rate: \$16.00 psf

Op Costs: \$6.07 psf

Zoning: TBV

Available: Immediately

Parking: Ample

Property Highlights

- ▶ Highly visible area
- ▶ Class A Industrial
- ▶ Ideal location for Welding or Sign Shop
- ▶ Easy access to around Okotoks or the Highway
- ▶ Ample parking available
- ▶ Well maintained building inside and out
- ▶ Okotoks is the largest urban centre between Lethbridge and Calgary serving an affluent community

For Leasing/Sale Information Or An On-Site Tour Please Contact

Sandra Easton | P (403) 291 8873
seaston@BlackstoneCommercial.com

David Mulholland | P (403) 291 8869
dmulholland@BlackstoneCommercial.com

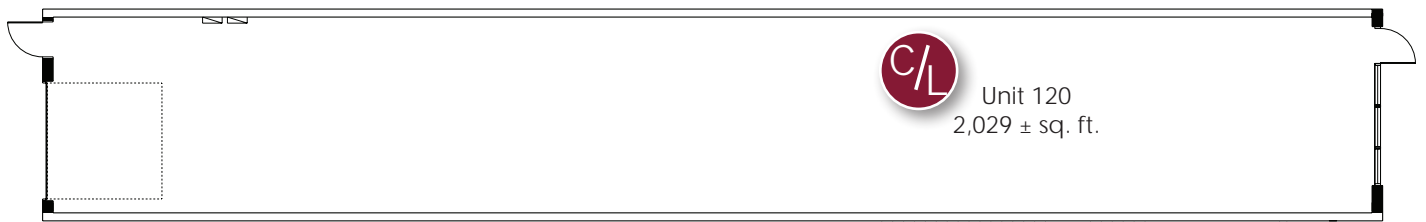
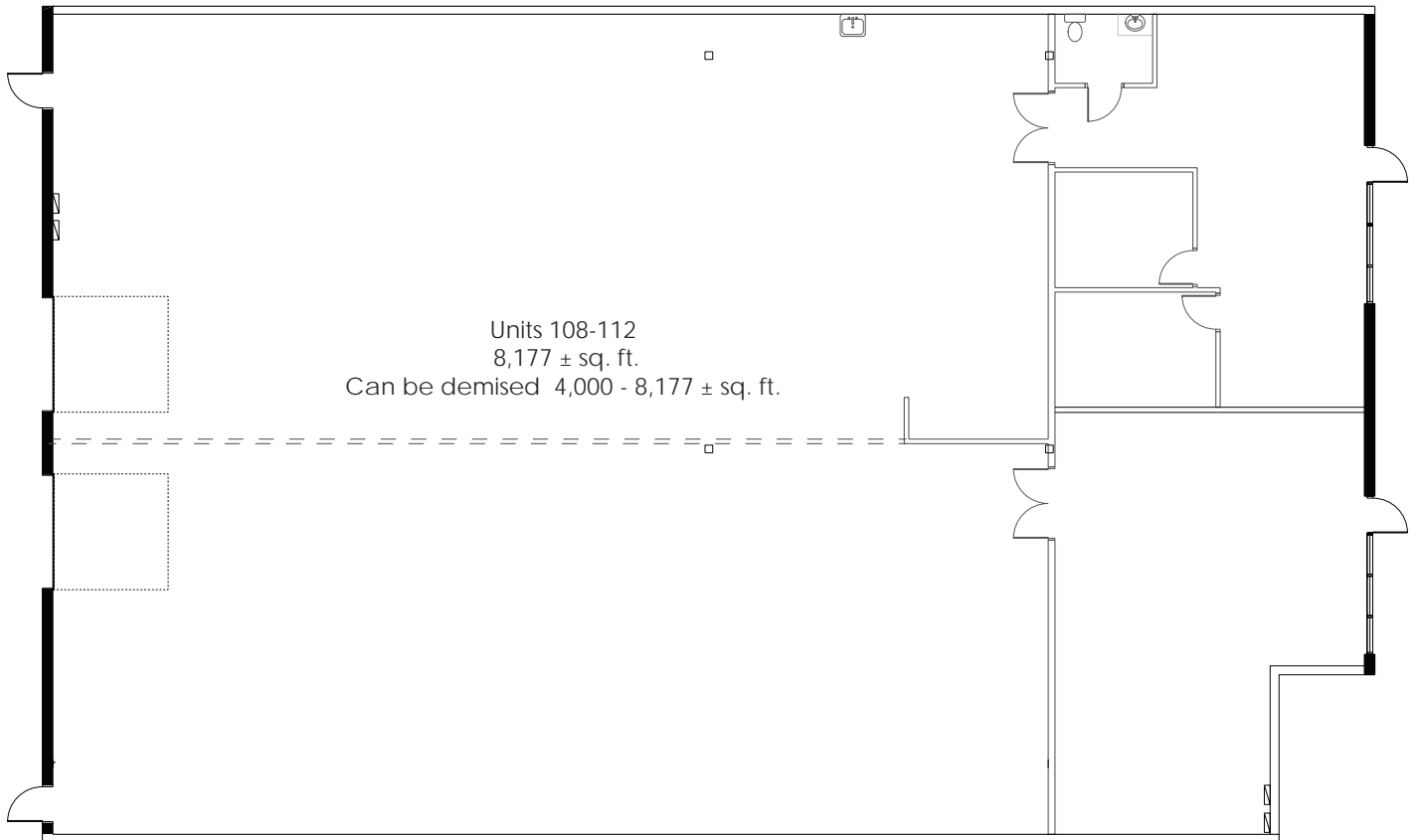
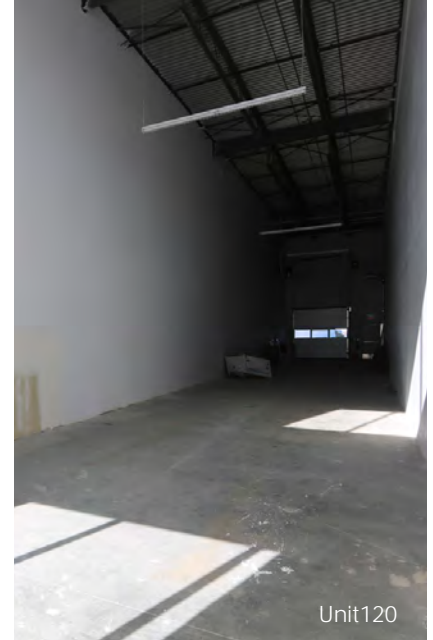
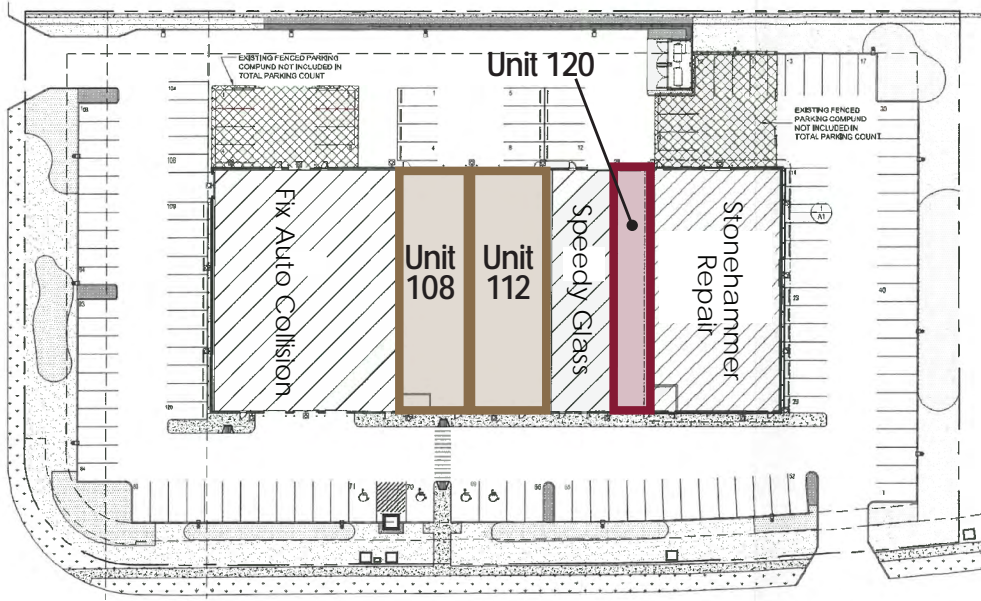
Stacey Busse | P (403) 313 5308
sbusse@BlackstoneCommercial.com

Rebecca Breneman | P (403) 291 8863
rbreneman@BlackstoneCommercial.com

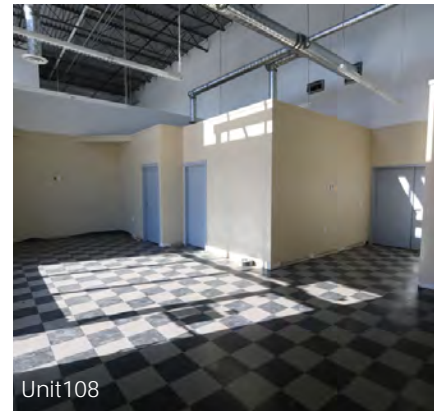
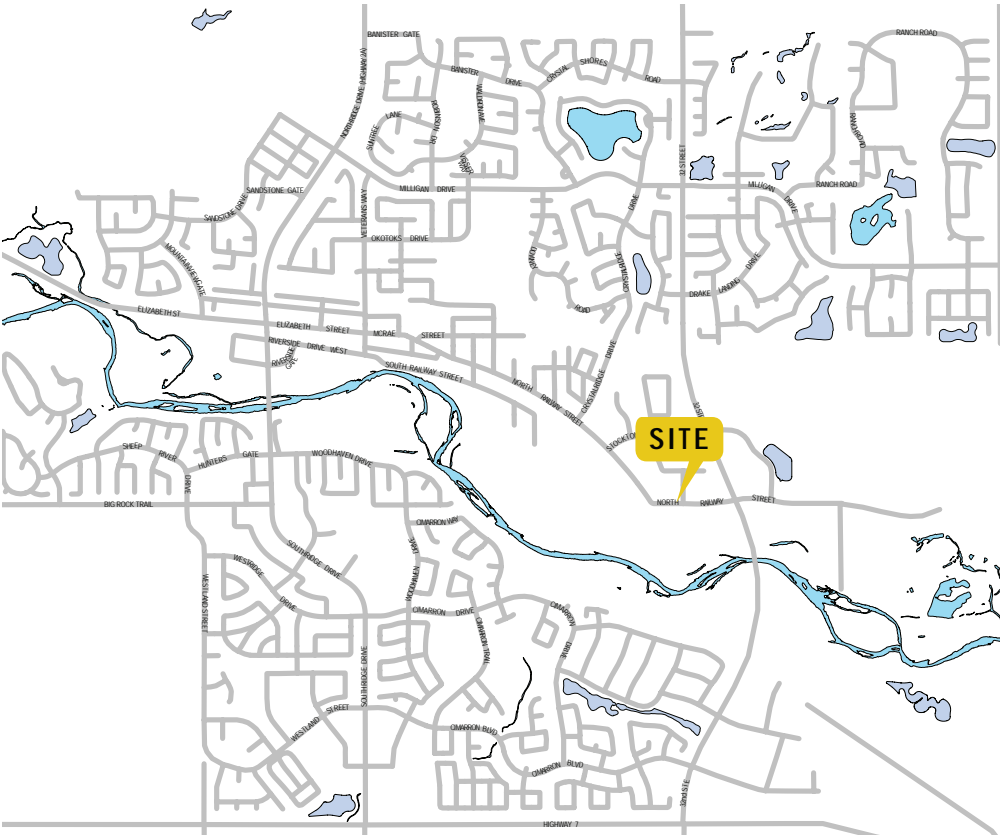


9705 Horton Road SW, Unit A210, Calgary, Alberta, T2V 2X5 | (403) 214-2344 | www.blackstonecommercial.com

FOR LEASE | OKOTOKS, AB | Fisher Gates, 1125 N Railway Street

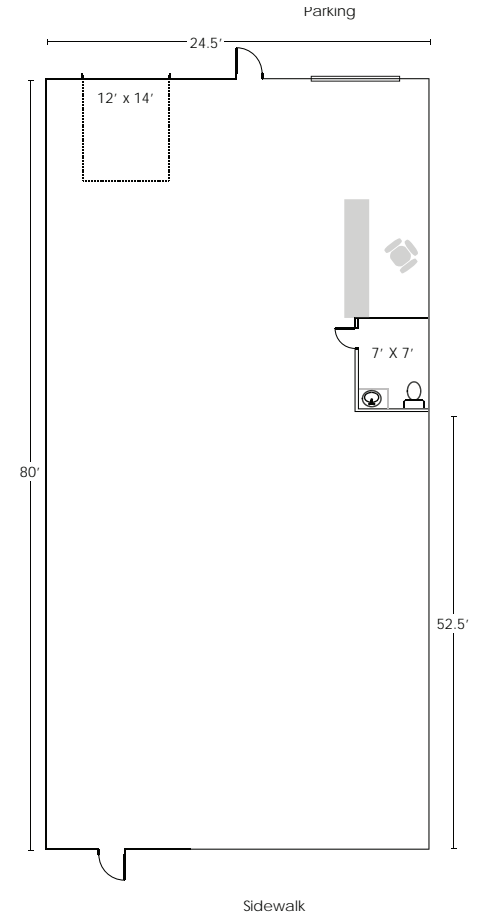
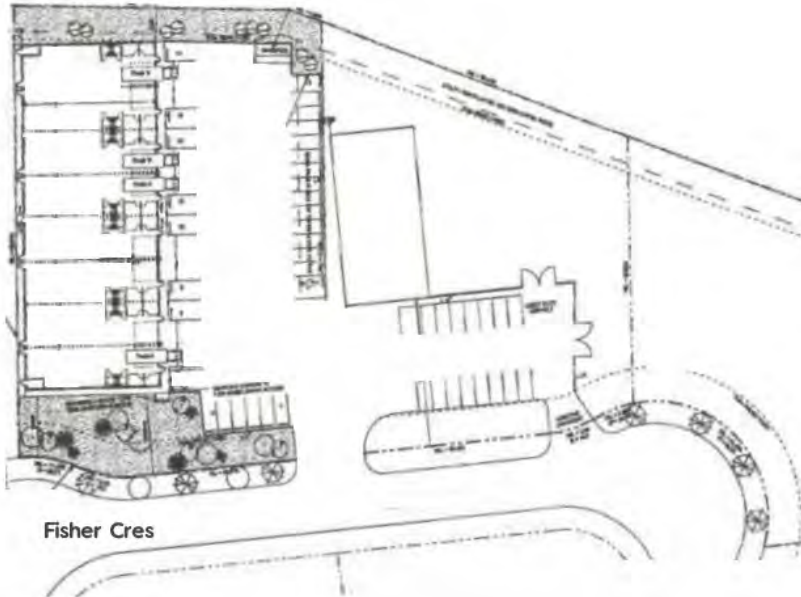


FOR LEASE | OKOTOKS, AB | Fisher Gates, 1125 N Railway Street



This document/email has been prepared by Blackstone Commercial Real Estate for advertising and general information only. The material contained herein is intended as a guide and has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

FOR LEASE | OKOTOKS, AB | 1 Fisher Crescent



This document/email has been prepared by Blackstone Commercial Real Estate for advertising and general information only. The material contained herein is intended as a guide and has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

FOR LEASE | OKOTOKS, AB

Westmount Centre, 1000, 200 Southridge Drive



Rare **Class**

Property Details

Leasable Area

Building 1	Unit #1003A	1,500 ± sq. ft.
Building 2	Unit #1071	1,315 ± sq. ft.
Building 4	Unit #1023	2,550 ± sq. ft.
Building 5	Unit #1013	4,306 ± sq. ft.
2nd Floor - Office / Medical		
Building 3	Unit #1233a	2,112 ± sq. ft.
	☎ Unit #1233b	1,000 ± sq. ft.
	Unit #1235	3,219 ± sq. ft.

Net Rate: \$20.00 - 28.00 psf

Op Costs: \$8.50 - 9.92 psf

Available: Immediately

Parking: 208 Surface Stalls

Zoning: C-GATE

Property Highlights

- ▶ Rare Class "A" retail and office opportunity across from schools
- ▶ Great for a law office, orthodontist, psychologist, therapist, tutoring, juice bar, cafe, food services, medical and health and wellness.
- ▶ The Towne Centre serves an affluent country residential and acreage community, with a primary trade area of over 100,000 people

For Leasing/Sale Information Or An On-Site Tour Please Contact

Sandra Easton | P (403) 291 8873
seaston@BlackstoneCommercial.com

Rebecca Breneman | P (403) 291 8863
rbreneman@BlackstoneCommercial.com

Stacey Busse | P (403) 313 5308
sbusse@BlackstoneCommercial.com

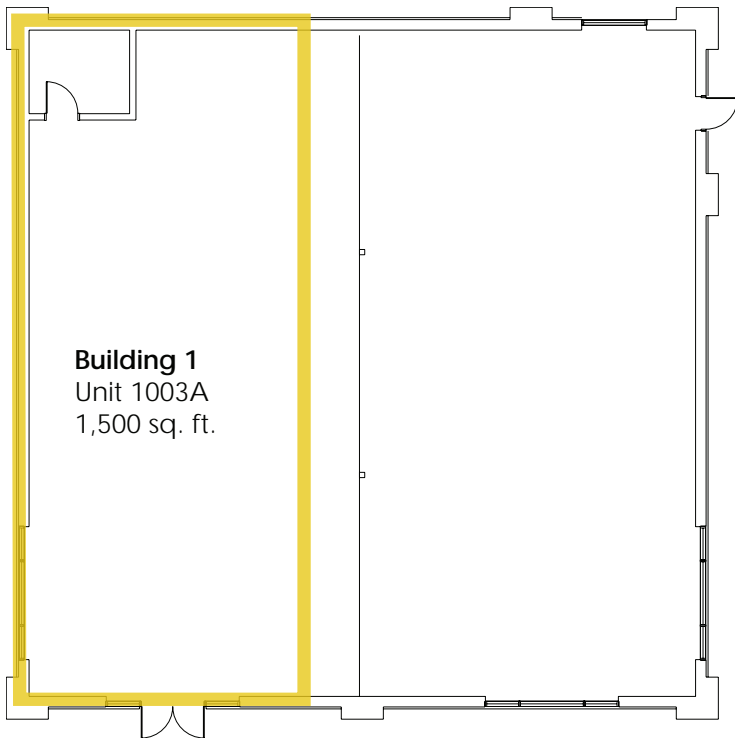
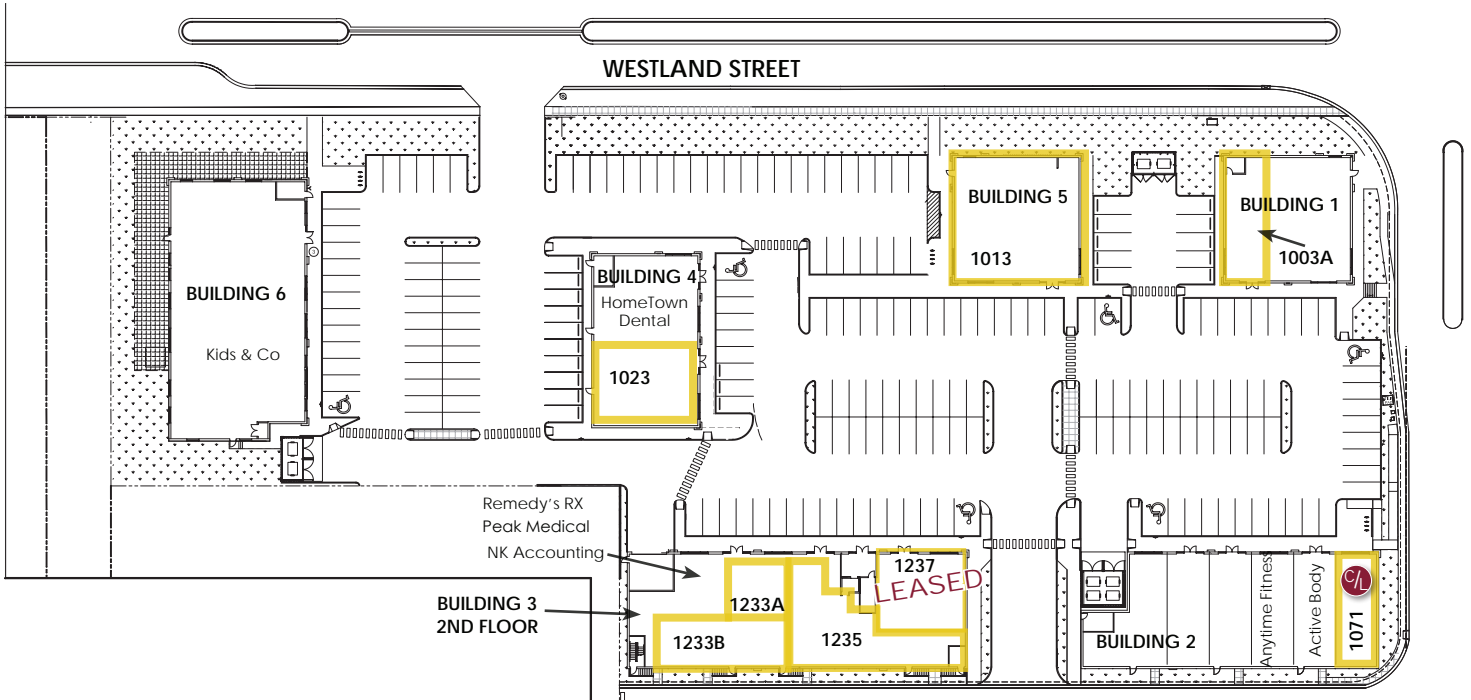
David Mulholland | P (403) 291 8869
dmulholland@BlackstoneCommercial.com



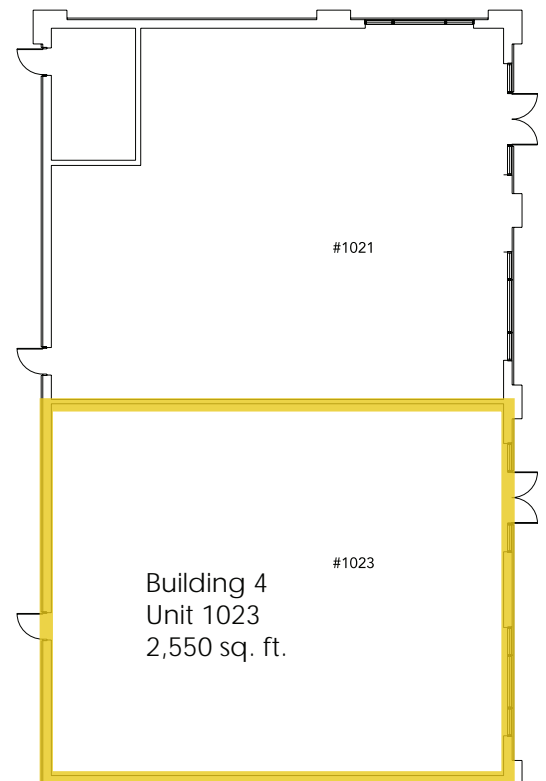
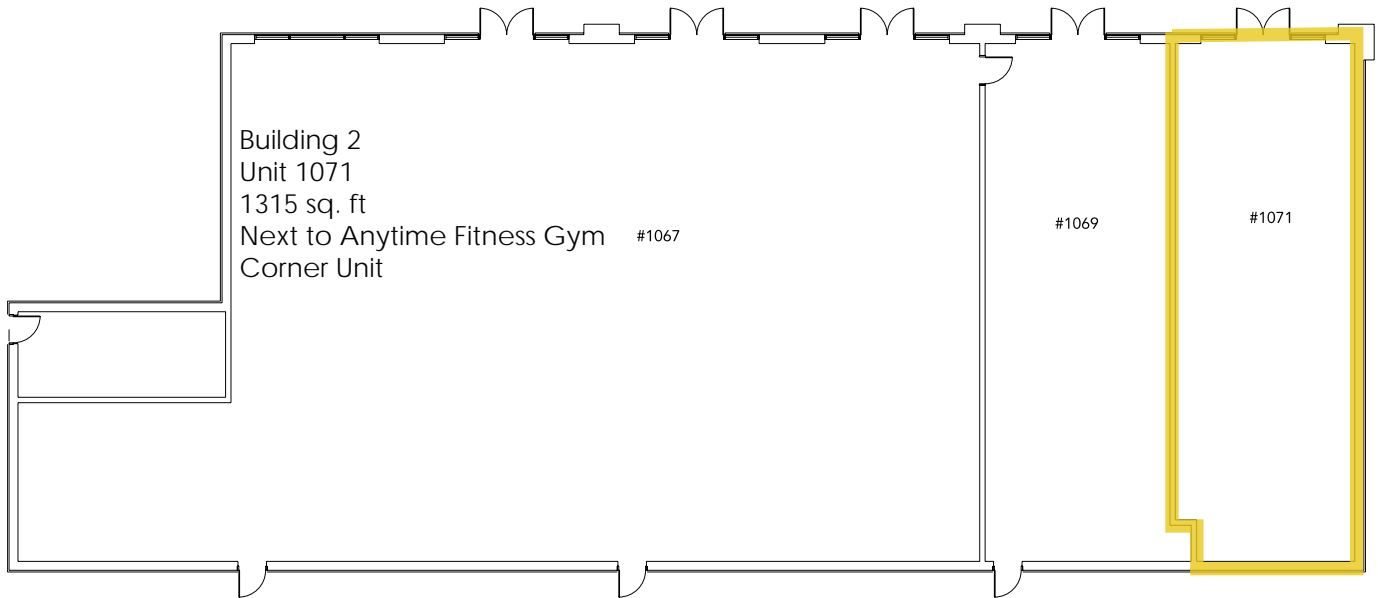
Commercial Real Estate Services

9705 Horton Road SW, Unit A210, Calgary, Alberta, T2V 2X5 | (403) 214-2344 | www.blackstonecommercial.com

FOR LEASE | OKOTOKS, AB | **Westmount Centre, 1000, 200 Southridge Drive**



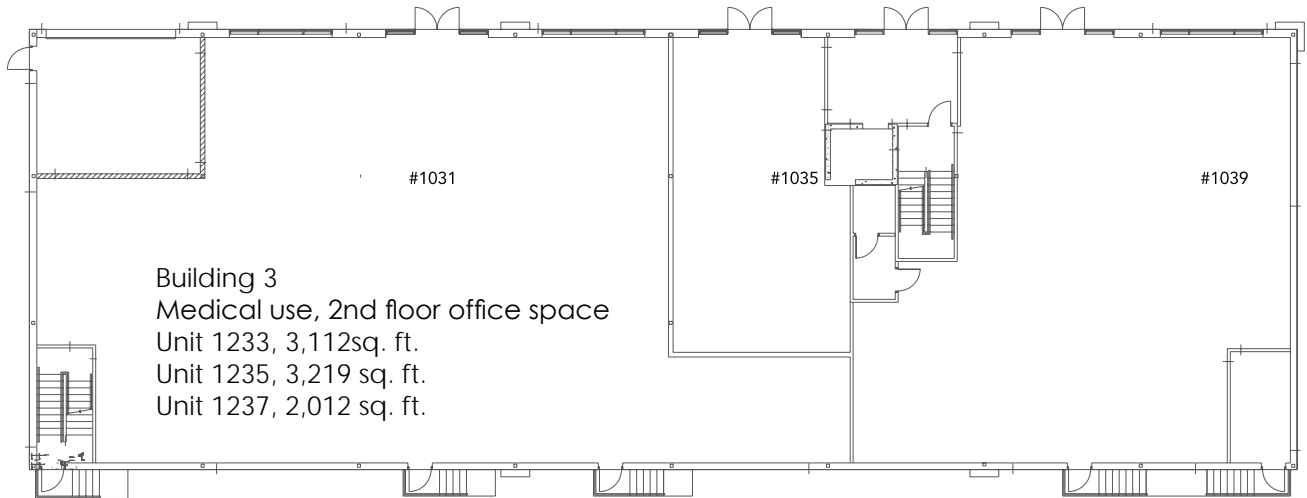
FOR LEASE | OKOTOKS, AB | Westmount Centre, 1000, 200 Southridge Drive



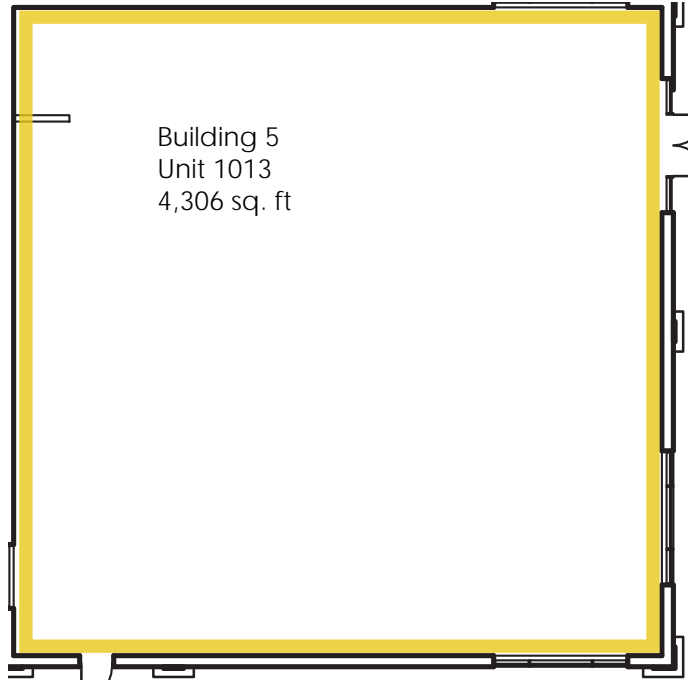
FOR LEASE | OKOTOKS, AB | **Westmount Centre, 1000, 200 Southridge Drive**



#1,071



FOR LEASE | OKOTOKS, AB | **Westmount Centre, 1000, 200 Southridge Drive**



Neighbouring Tenants:



This document/email has been prepared by Blackstone Commercial Real Estate for advertising and general information only. The material contained herein is intended as a guide and has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

FOR LEASE | OKOTOKS, AB

Westmount Village, 200 Southridge Drive



Centrally Located

Property Details

Leasable Area

Unit 241	1,300 ± sq. ft. with bonus patio
Unit 253	1,382 ± sq. ft.
Unit 263	4,208 ± sq. ft. with bonus balcony

Net Rate: Market

Op Costs: \$11.05 psf

Zoning: CGate

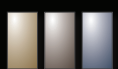
Available: Immediately

Parking: Ample

End Unit: Great for pizza, Vegan, Indian, Convenience Store, etc.

Property Highlights

- ▶ Great unit in high traffic area of Southern Okotoks
- ▶ This 5.4 acre shopping centre development is shadow anchored by Walmart, Canadian Tire and Sobeys
- ▶ The Towne Centre serves an affluent country residential and acreage community, with a primary trade area of over 100,000 people
- ▶ Conveniently situated close to Highway 2A and Highway 7 intersection which services 79,150 vehicles per day
- ▶ No cannabis



Blackstone

Commercial Real Estate Services

For Leasing/Sale Information Or An On-Site Tour Please Contact

Sandra Easton | P (403) 291 8873
seaston@BlackstoneCommercial.com

Marlene Zaharichuk | P (403) 313-5309
mzaharichuk@BlackstoneCommercial.com

9705 Horton Road SW, Unit A210, Calgary, Alberta, T2V 2X5 | (403) 214-2344 | www.blackstonecommercial.com

FOR LEASE | OKOTOKS, AB | **Westmount Village, 200 Southridge Drive**



Southridge Drive

FOR LEASE | OKOTOKS, AB | Westmount Village, 200 Southridge Drive



Demographics

Population	1 KM	Okotoks
2016 Census	6,413	30,036
2020 (est.)	7,181	35,281
Average age	33.0	35.7
Median age	34.0	36.2
Average Households		
2018	2,181	10,777
Persons per	3.0	3.0
Household Income		
Average	\$139,701	\$143,809
Median	\$116,940	\$113,986
Daily Traffic Count		
1 Southridge Drive at 7 Highway	11,740	



Other Tenants in the Westmount Towne Centre:

