

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

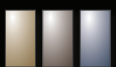
Available: Immediately

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



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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

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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:



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