

FOR LEASE

**220 N Railway St, Okotoks, AB**

3,978± sq. ft. Retail Bay



## Property **Features**

- Retail space available with direct exposure to high traffic North Railway Street, Okotoks
- The space has a full glass frontage onto North Railway Street, providing an excellent opportunity for signage
- Approximately 3,000± SF retail showroom and the remaining 978± SF includes warehouse and office space (with bay door access)
- Located between the Okotoks Cinema and Car Wash, with close proximity to Seaman Stadium
- Available for lease February 1, 2020
- Large pylon sign and bay signage



For detailed information please contact :

**Jim Courtney 403-984-9811**

[jcourtney@naiadvent.com](mailto:jcourtney@naiadvent.com)

**Luke Rowland 403-984-9801**

[lrowland@naiadvent.com](mailto:lrowland@naiadvent.com)

**NAI Advent**

Commercial Real Estate Services, Worldwide.

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**SUBJECT PROPERTY**

## Property **Details**

Available Area: **3,978 sq. ft. (±)**

Lease Rate: **\$19.50 /sq. ft.**

Op Costs: **\$9.50 /sq. ft.** (est. 2020)

Term: **5 years**

District: **Okotoks / Greater Calgary**

Zoning: **I2 (Retail)**

Parking: **10 Stalls**

Available **February 1, 2020**

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The Okotoks

## ADVANTAGE

Being situated within Okotoks means your business will be supported by a pro-business, pro-growth town council/ Okotoks charges no business tax for most businesses and offers one of the lowest business property tax rates in the Calgary region.

Okotoks ranked 4th in Canada among entrepreneurial cities with populations of under 150,000 in October 2015, and 6th in Canada overall according to the Canadian Federation of Independent Businesses.

<b>Current Population:</b>	29,002
<b>Projected Population:</b>	33,958 (2020)
<b>Median Household Income:</b>	\$116,998
<b>Projected Median Household Income:</b>	\$150,000 (2020)
<b>Unemployment Rate:</b>	7.8%
<b>Residential Vacancy:</b>	3.50%
<b>Education Attainment:</b>	
High School Diploma	27.6%
Trade/Apprenticeship	11.9%
College Diploma	26.7%
Post-Secondary Degree	65.9%

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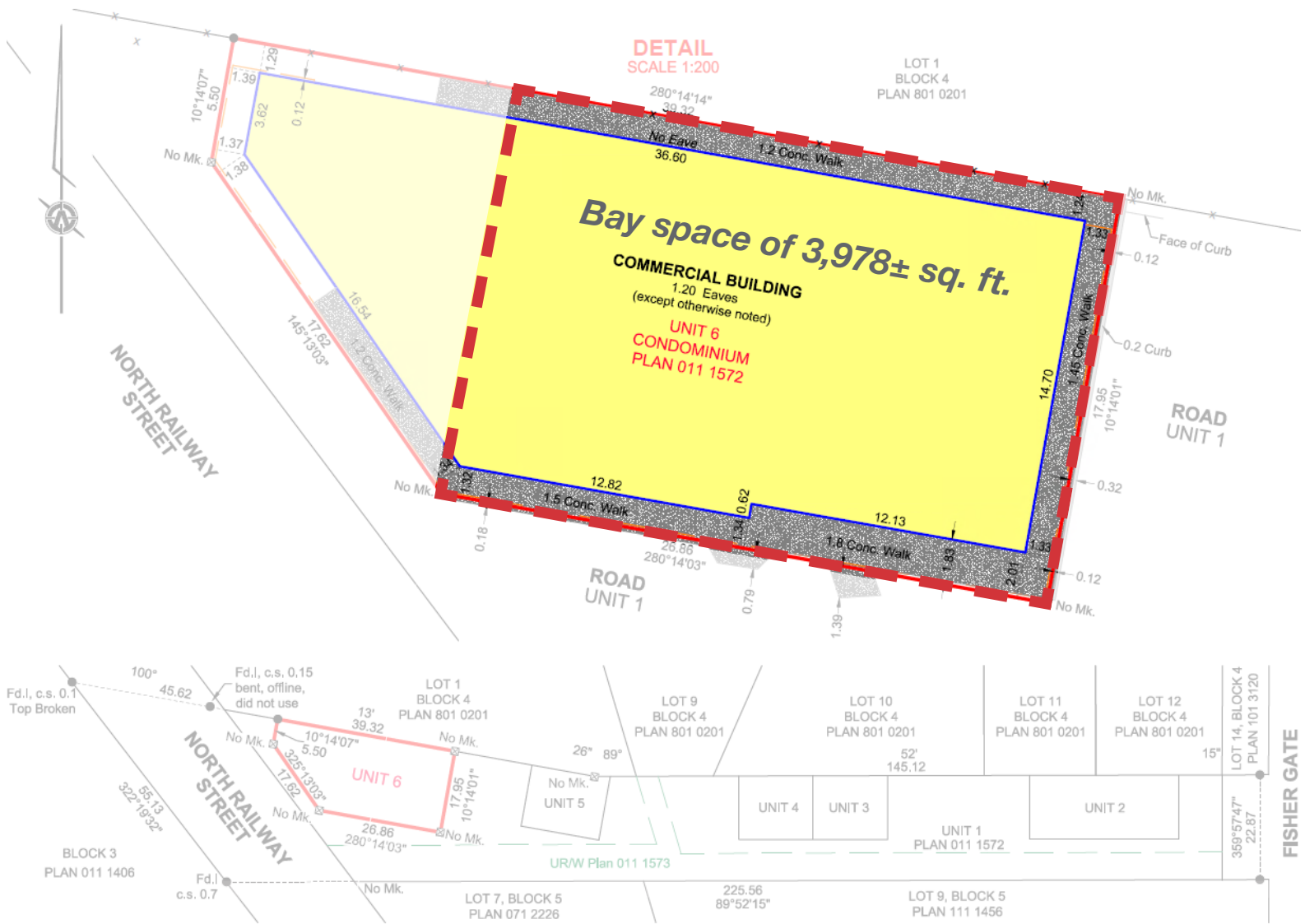
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## Property Site Plan



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Property **Photos**



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