

# ONKAR REALTY



## SPACE FOR LEASE

## Southridge Station Plaza

Unit# 14, 34 Southridge Drive Okotoks, AB

## Highlights

- Retail Centre 10,502 Sq. Ft. Total 3 Buildings on 1.7 Acres Land.
- Built in 2004 in the Heart of Okotoks Alberta,
- C-COR2 Commercial Zoning (TBV)
- Easy access to all major arteries such as Highway 7, Highway 2A and Highway 2.

## Existing Businesses in the Centre:

Hirschi Fraser Meat Shop, Foothills Animal Hospital, BK Liquor Store, Pizza 73 and Jiffy Lube.

### Manjit Bahia

Broker | Partner

Cell: 403 860 3430

Email: [manjit@onkarrealty.com](mailto:manjit@onkarrealty.com)

### Jasjeet (Sunny) Maan

Associate Broker | Partner

Cell: 403 875 8881

Email: [sunny@onkarrealty.com](mailto:sunny@onkarrealty.com)

### Onkar Realty

26 Patina Hill S.W.

Calgary, Alberta T3H 2C7

Email: [info@onkarrealty.com](mailto:info@onkarrealty.com)

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403 265 0277

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- Available Space:** 1,600 Sq. Ft. (Free Standing Drive Through Building)
- Asking Rates:** Market
- Operating Cost:** \$16.72 /Sq. Ft. (Estimated for 2024)
- Parking:** Ample Parking
- Available:** Immediately
- Possible:** Retail Store, Law Office, Accounting Office, Medical Centre with Pharmacy, physiotherapist and Dental Clinic.

**Manjit Bahia**  
Broker | Partner  
Cell: 403 860 3430  
Email: manjit@onkarrealty.com

**Jasjeet (Sunny) Maan**  
Associate Broker | Partner  
Cell: 403 875 8881  
Email: sunny@onkarrealty.com

**Onkar Realty**  
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