



ONKAR REALTY



RETAIL SPACE FOR LEASE

WESTMOUNT CENTRE

Unit# 407, 200 Southridge Drive Okotoks, AB

HIGHLIGHTS

- Plaza with Anchor Tenant Bank of Montreal (Good Location)
- Retail Centre consisting 20,272 Total 3 Buildings on 2 Acres Land.
- Built in 2008 in the Heart of Okotoks Alberta,
- Easy access to all major arteries such as Highway 7, Highway 2A and 5 Minutes to Highway 2.
- GC Zoning (Many Possibilities)
- Adjacent to 300 Apartments under Construction.
- Well Maintained Plaza Very Reasonable Operating Cost.

Manjit (Manny) Bahia

Broker | Partner

Cell: 403 860 3430

Email: manjit@onkarrealty.com

Jasjeet (Sunny) Singh

Associate Broker | Partner

Cell: 403 875 8881

Email: sunny@onkarrealty.com

Onkar Realty

6290, 5850-88th Avenue NE

Calgary, Alberta T3J 0Z7

Email: info@onkarrealty.com

Disclaimer: The information contained herein has been obtained through sources deemed reliable. However, we cannot warrant the complete accuracy of said information and it is thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Onkar Realty. "the Brokerage"

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Existing Tenants in Plaza:

BMO, Daycare, Spice Indian Restaurant, Red Rock Pizza, Rogers, Edo Japan, Pet Planet and Telus Tower.

Area Leased:

1,885 Sq. Ft. (Lots of Windows)

Net Rental Rate:

Market

Operating Cost:

\$15.30 /Sq. Ft./year

Pylon Sign Rent:

\$200.00 /month

Parking:

Ample Parking

Available:

May 1st, 2026

TIA:

Negotiable

Possible:

Medical Clinic, Dental Clinic, Retail Store, Liquor Store, Accountant or Law Office

For Viewing :

Contact Listing Agent

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SITE PLAN

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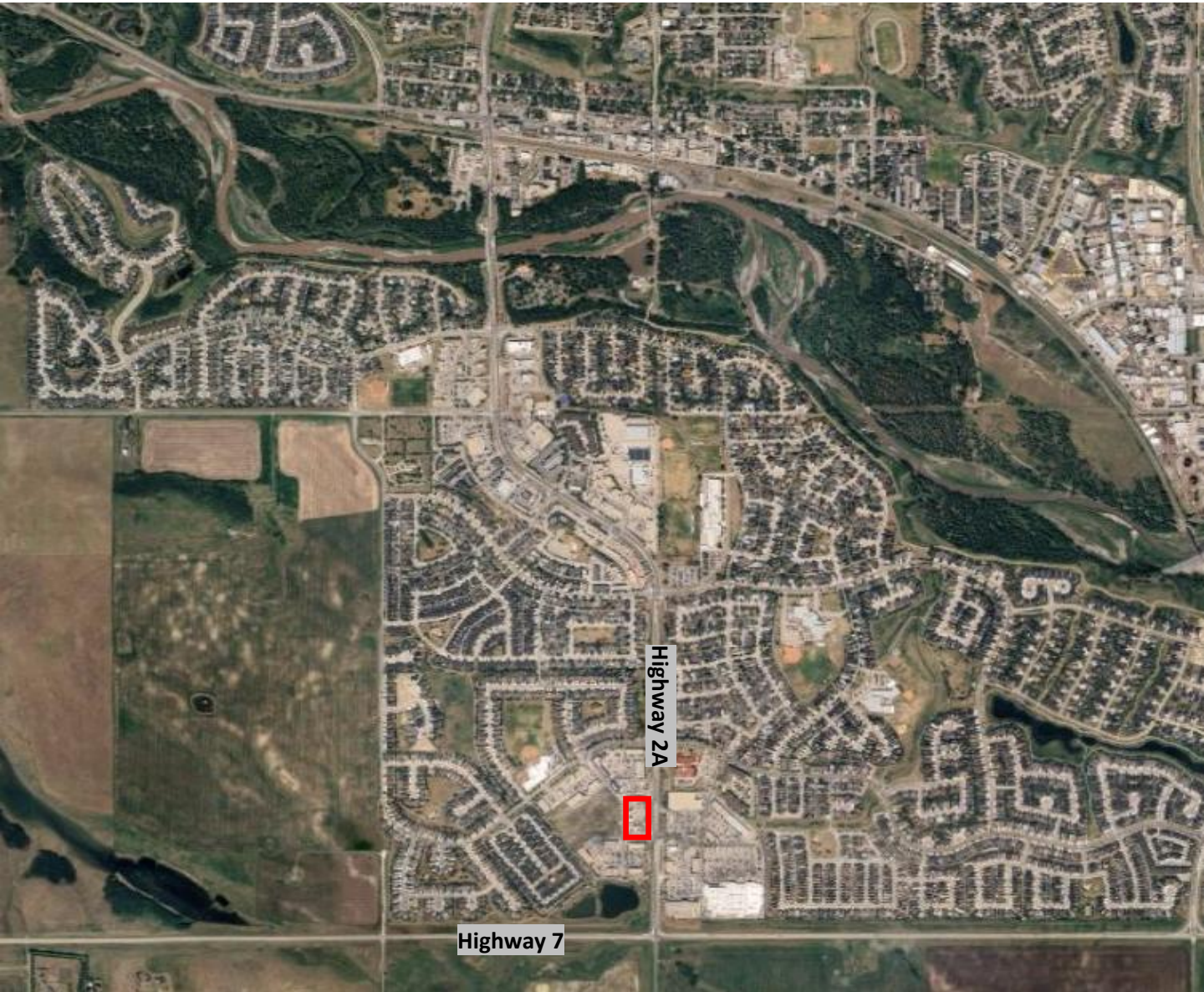
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LOCATION IN OKOTOKS, ALBERTA

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