

ONKAR REALTY



DAYCARE FOR SALE

WESTMOUNT CENTRE

Unit# 411, 200 Southridge Drive Okotoks, AB

Highlights

- Turnkey Daycare Facility approved for 78 Children in high demand area.
- Retail Centre consisting 20,272 Total 3 Buildings on 2 Acres Land.
- Built in 2008 in the Heart of Okotoks Alberta,
- GC Zoning
- Easy access to all major arteries such as Highway 7, Highway 2A and Highway 2.
- **Asking:** Market Price (Serious Buyers please call the Listing Agents)

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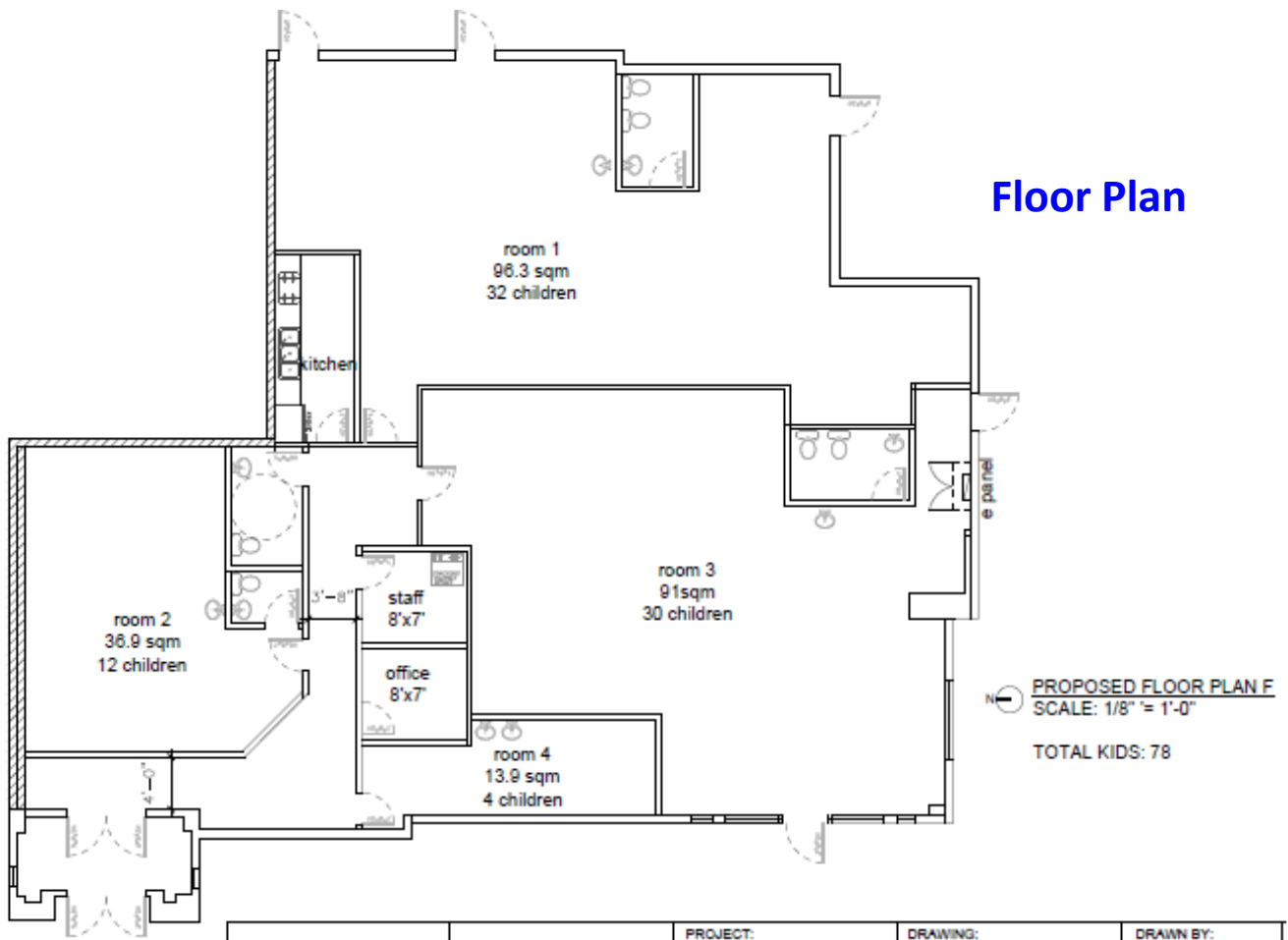
Onkar Realty Inc.
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Disclaimer: The information contained herein has been obtained through sources deemed reliable. However, we cannot warrant the complete accuracy of said information and it is thereof subject to errors, omissions, change of price,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

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Area Leased:	3,627 Sq. Ft. Plus 1,800 SF Outside Play Area Built to be maintained by Tenant.
Net Rental Rate:	\$29.00/SF/year (only for inside space 3,627 sf)
Operating Cost:	\$13.50 /Sq. Ft./year
Pylon Sign Rent:	\$200.00 /month
Parking:	Ample Parking
Lease Term:	Lease Term ending February 28, 2035
Option to renew:	2 X 5 Years terms available as per Lease.

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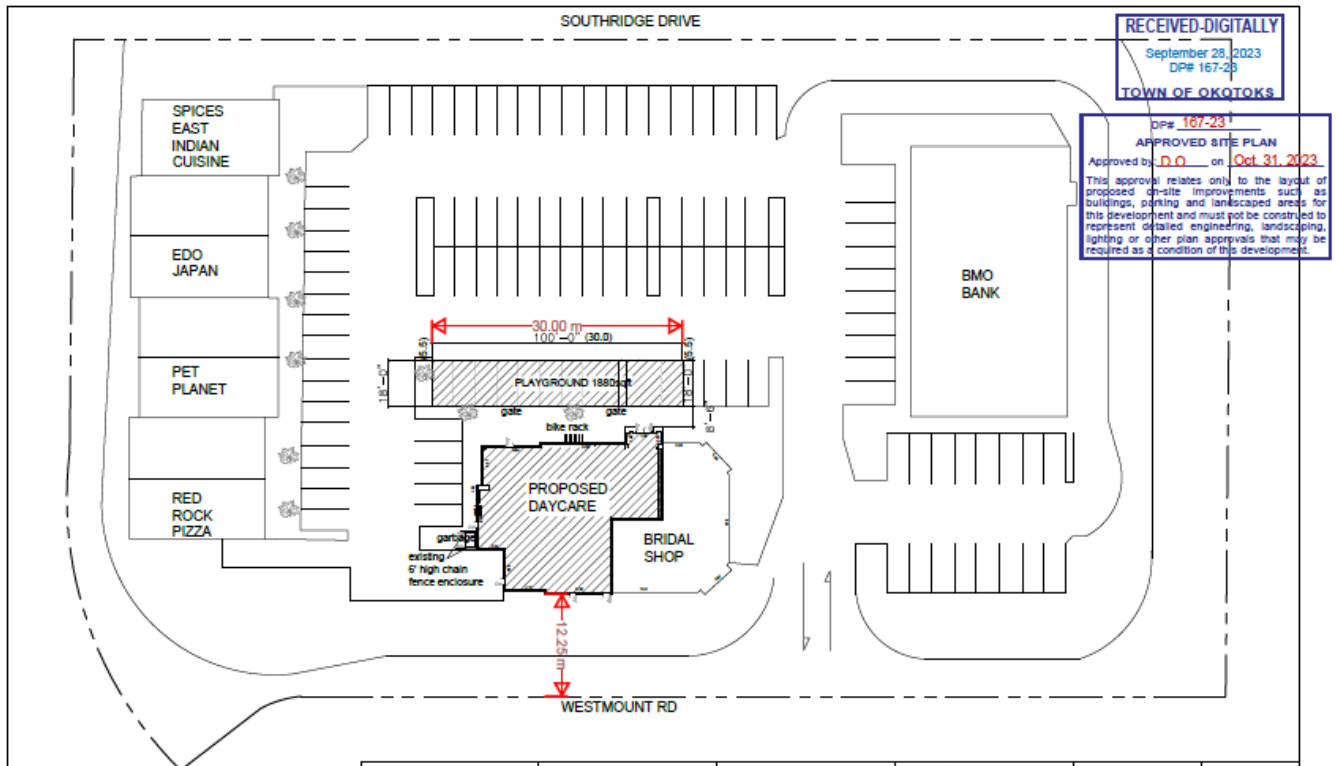
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Existing Businesses in the Centre:

Spice's East Indian Restaurant, Red Rock Pizza, Pet Planet, Rogers, Cottonwood Bridal Shop, EDO Japan, Telus Tower and Drive Through Bank of Montreal.

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