

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)

Manjit 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 Inc.

Unit 6290, 5850-88th Ave NE

Calgary, Alberta T3J 0Z7

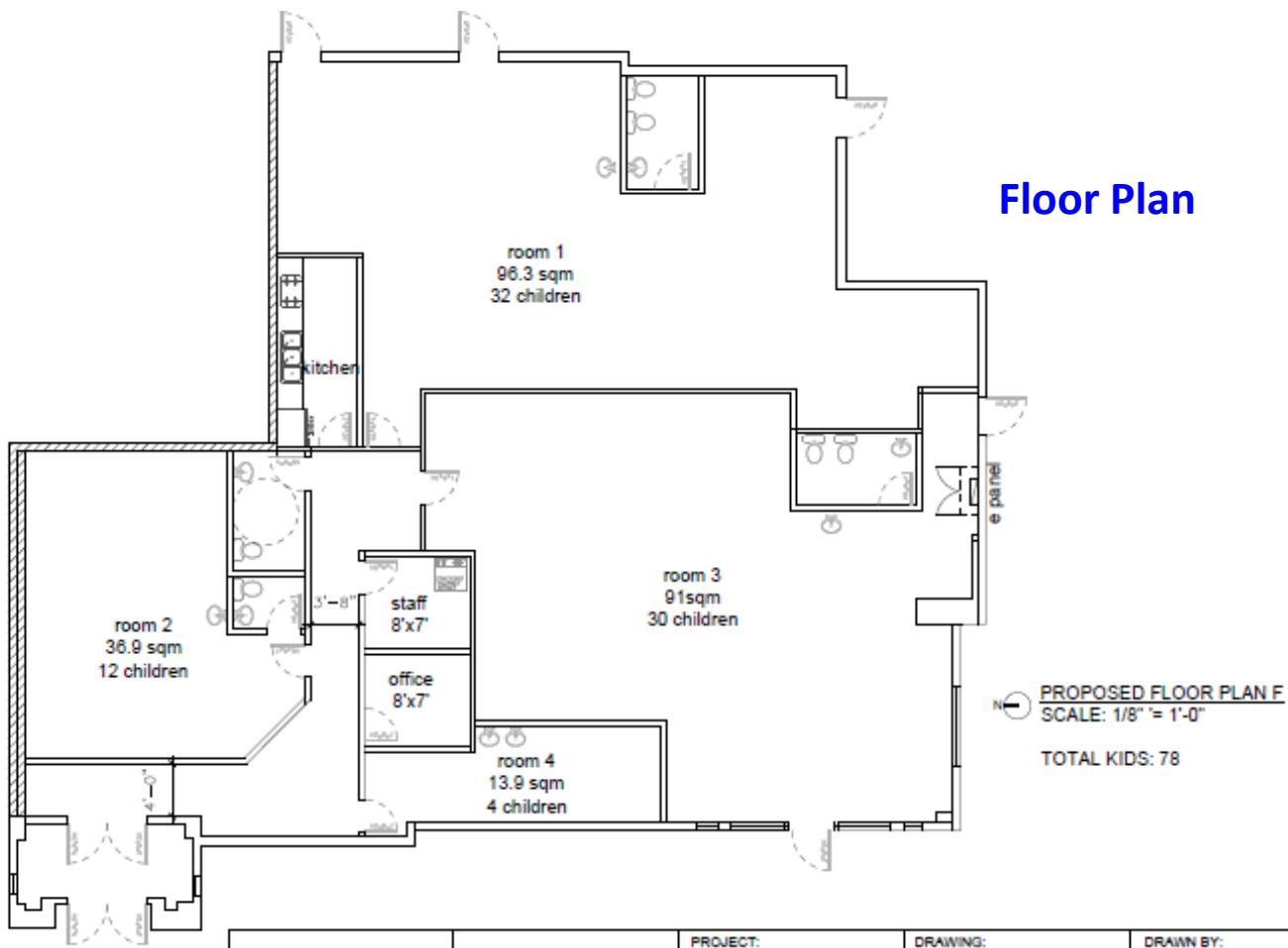
Email: info@onkarrealty.com

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"

403 265 0277

www.onkarrealty.com

ONKAR REALTY



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.

Manjit Bahia

Broker | Partner

Cell: 403 860 3430

Email: manjit@onkarrealty.com

Jasjeet (Sunny) Singh

Associate Broker | Partner

Cell: 403 875 8881

Email: sunny@okarrealty.com

Onkar Realty Inc.

Unit 6290, 5850-88th Ave NE

Calgary, Alberta T3J 0Z7

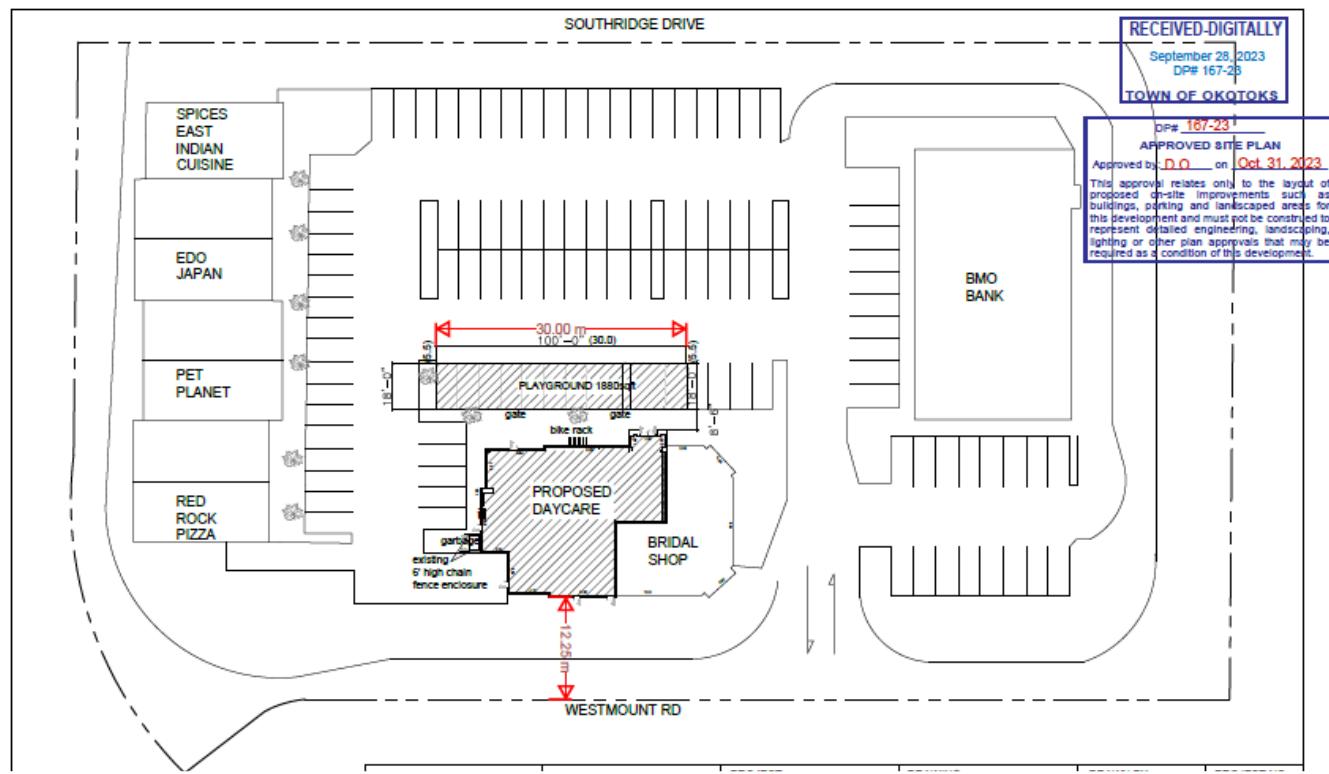
Email: info@onkarrealty.com

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"

403 265 0277

www.onkarrealty.com

ONKAR REALTY



Manjit 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 Inc.
Unit 6290, 5850-88th Ave 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"

403 265 0277

www.onkarrealty.com

ONKAR REALTY



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.

Manjit 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 Inc.
Unit 6290, 5850-88th Ave 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"

403 265 0277

www.onkarrealty.com