

**AVISON
YOUNG**

For Lease

71 Riverside Drive
Okotoks, AB



**AVAILABLE
UNIT**

Hani Abdelkader Principal
+1 403 232 4321 hani.abdelkader@avisonyoung.com

Josh Rahme Principal
+1 403 232 4333 josh.rahme@avisonyoung.com

Morena Ianniello Senior Client Services Specialist
+1 587 293 3367 morena.ianniello@avisonyoung.com

Kirk Steinberg Associate
+1 403 571 4257 kirk.steinberg@avisonyoung.com

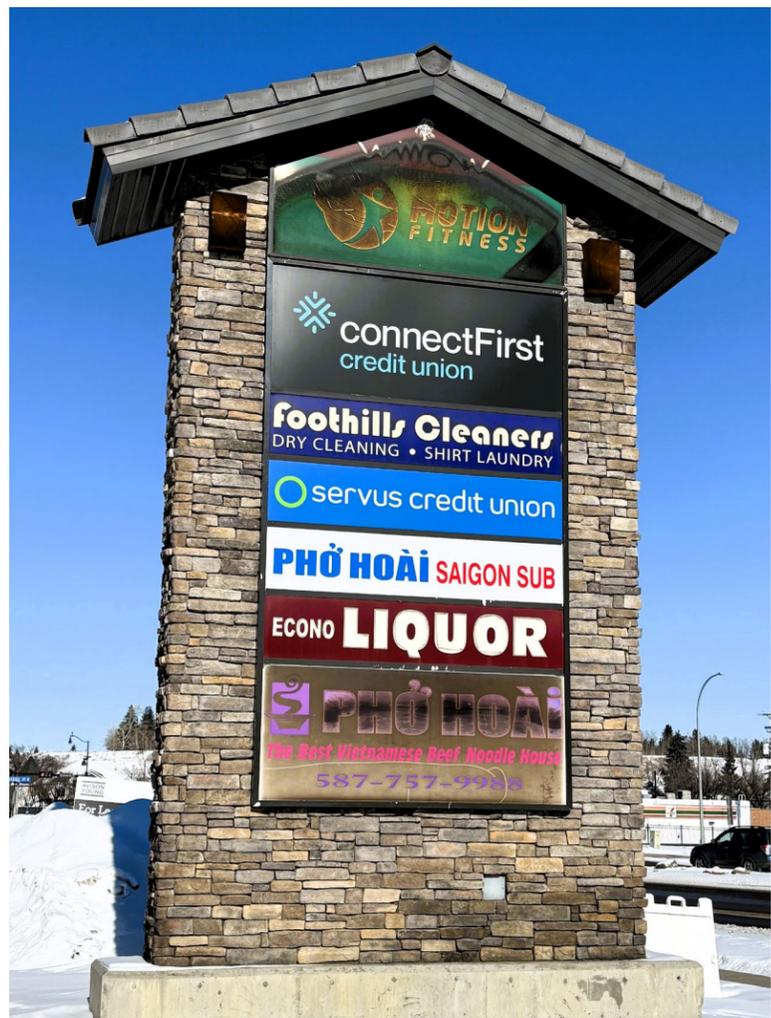
71 Riverside Drive Okotoks

Property overview

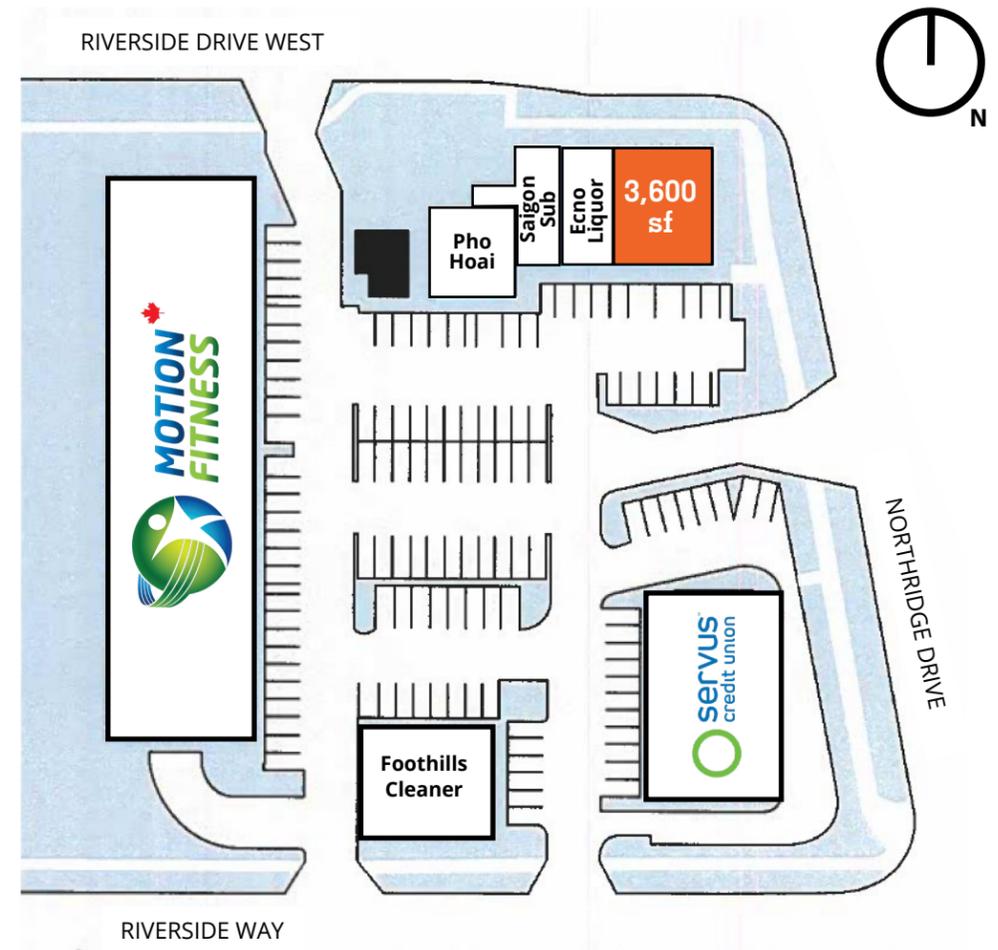
AVAILABLE:	3,600 SF
OCCUPANCY:	October 31, 2025
RENT:	Market
ADDITIONAL RENT:	TBD
PARKING:	Surface parking available

Property Highlights

- Prime Location:** High-visibility retail space in a busy, central area of Okotoks.
- Modern Renovations:** Recently updated with contemporary finishes and design.
- Ample Parking:** Convenient surface parking for customers and employees.
- Flexible Layout:** Open floor plan, adaptable to various business needs.
- High Traffic:** Located on the main road leading into Okotoks, ensuring excellent visibility and high traffic flow for maximum exposure.

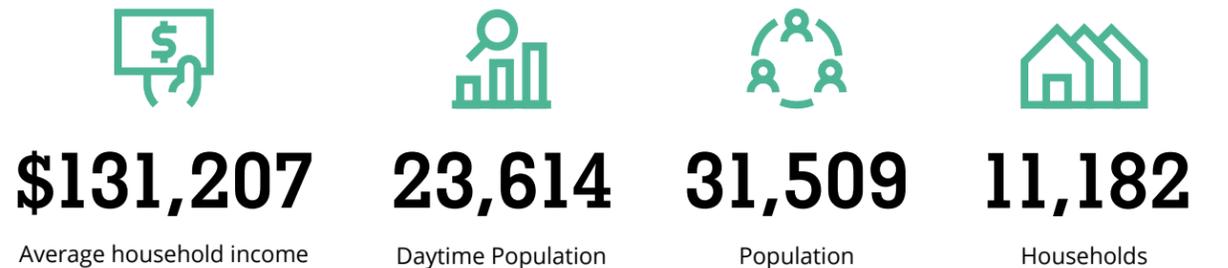


Site Plan

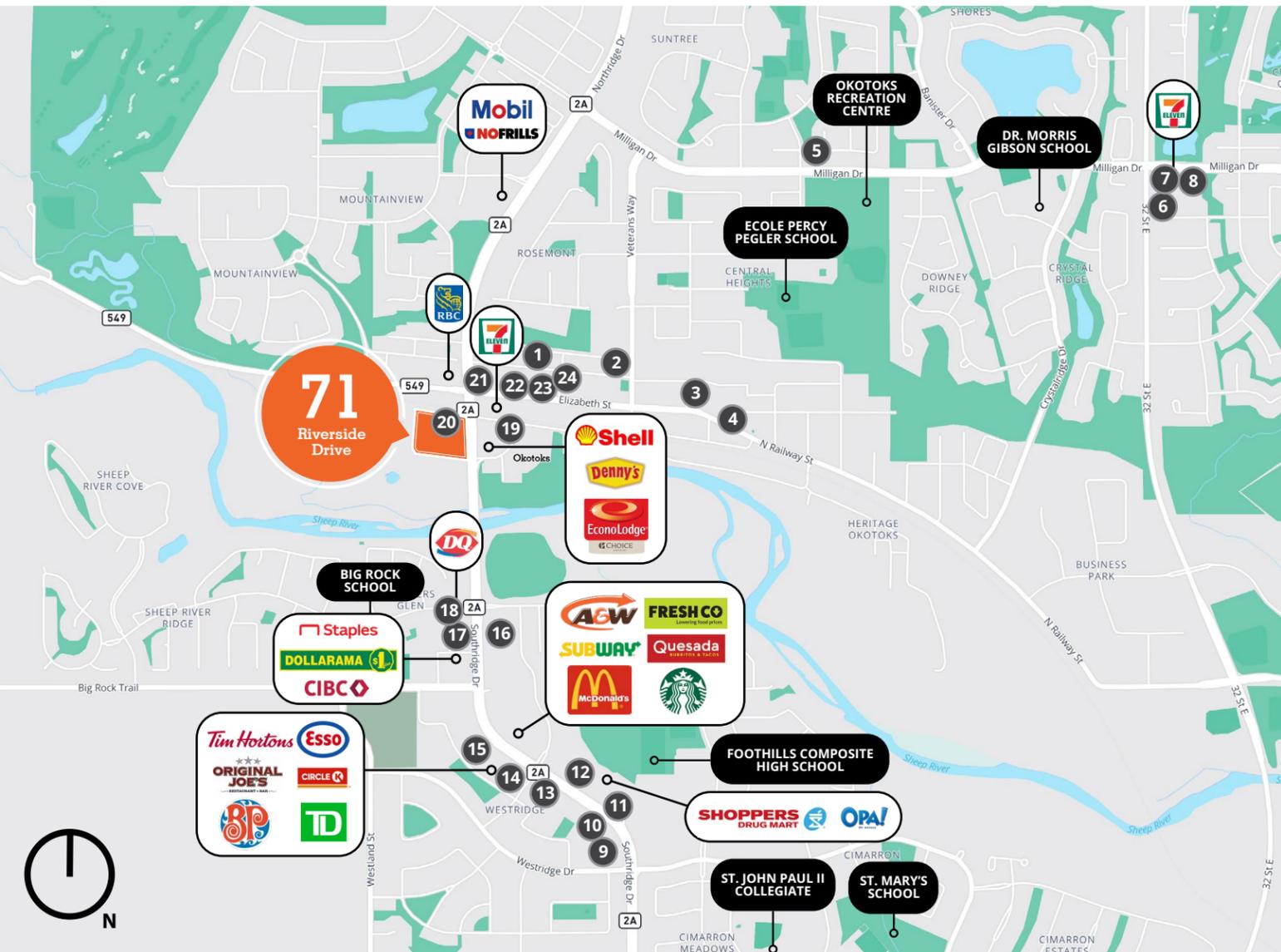


Demographics

0 - 3 km



Location



- | | | |
|-------------------------------|---------------------------------|----------------------------|
| 1 94 Take The Bakery Inc. | 9 Amedeo's Italian Bistro | 17 In Cahoots Bar & Grill |
| 2 French 50 Bakery | 10 BK Liquor | 18 Happy Valley Restaurant |
| 3 Heartland Cafe & Restaurant | 11 Uncle K Korean Fried Chicken | 19 Plaka Greek Taverns |
| 4 Home Ground Cafe | 12 The George Traditional House | 20 Pho Hoai Vietnamese |
| 5 Mama's Restaurant Okotoks | 13 Lakeview Inns & Suites | 21 Okotoks Donair & Pizza |
| 6 Brown Sugar Bake Shop | 14 J&A Chinese Restaurant | 22 Big Rock Inn |
| 7 Tom's House of Pizza | 15 Canadian Pizza Unlimited | 23 Yume Sushi |
| 8 Masala Lounge & Grill | 16 Royal Canada Liquor Store | 24 Rose of Sharon Korean |

Contact for more information

Hani Abdelkader Principal
+1 403 232 4321 hani.abdelkader@avisonyoung.com

Josh Rahme Principal
+1 403 232 4333 josh.rahme@avisonyoung.com

Morena Ianniello Senior Client Services Specialist
+1 587 293 3367 morena.ianniello@avisonyoung.com

Kirk Steinberg Associate
+1 403 571 4257 kirk.steinberg@avisonyoung.com

avisonyoung.com

© 2025 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member