

# FOR LEASE 8 Banister Gate

Okotoks, AB

Great  
Retail  
Opportunity



## FOR LEASE

1,000 to 30,000 sq. ft.



### Highlights

- New development in NW Okotoks, last Commercial property on Highway 2A before Calgary.
- Only retail development in North Okotoks.
- 1,000 to 30,000 sq. ft. available.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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**NAI Commercial**

Commercial Real Estate Services, Worldwide.

# FOR LEASE 8 Banister Gate

Okotoks, AB

## Property Description

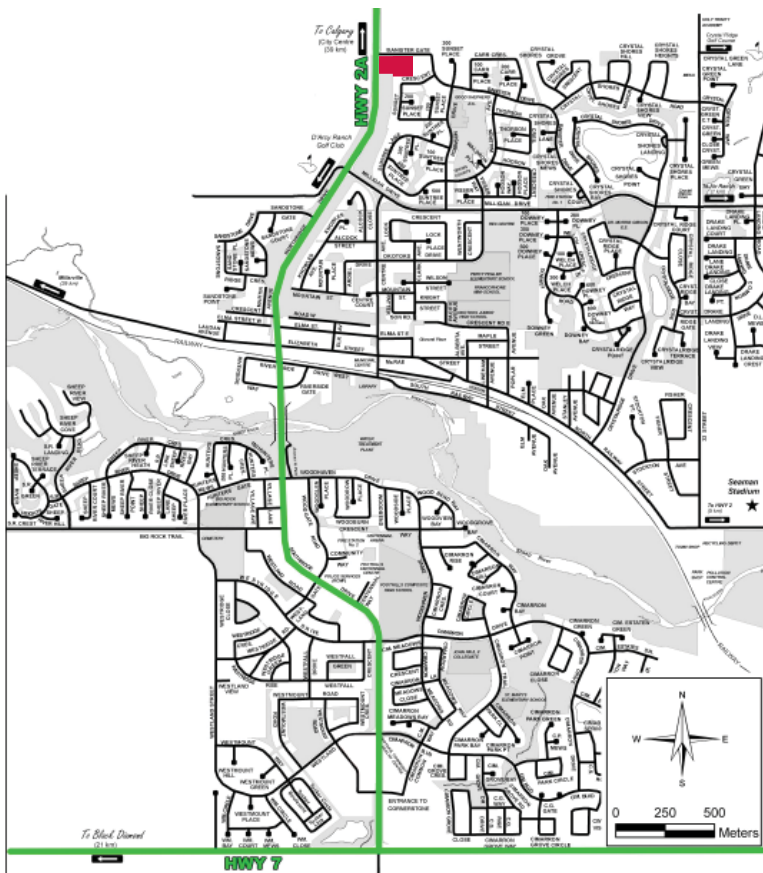
Civic Address: 8 Banister Gate, Okotoks, AB

Area: 1,000 to 30,000 sq. ft.

Rental Rate: Market Rate

Available: As early as Fall 2012

## Location Map of Okotoks



## Okotoks Demographics

**Okotoks Population:** 23,981 people - 2011  
11,664 people - 2001

**Growth Rate (2001 to 2006):** Ann. Ave. (04 - 09) - 6.6%  
Total (01 - 06) - 46.7%

**10 km Population:** 19,126 people - 2004  
24,142 people - 2009

**50 km Population:** 64,147 people - 2004  
85,521 people - 2009

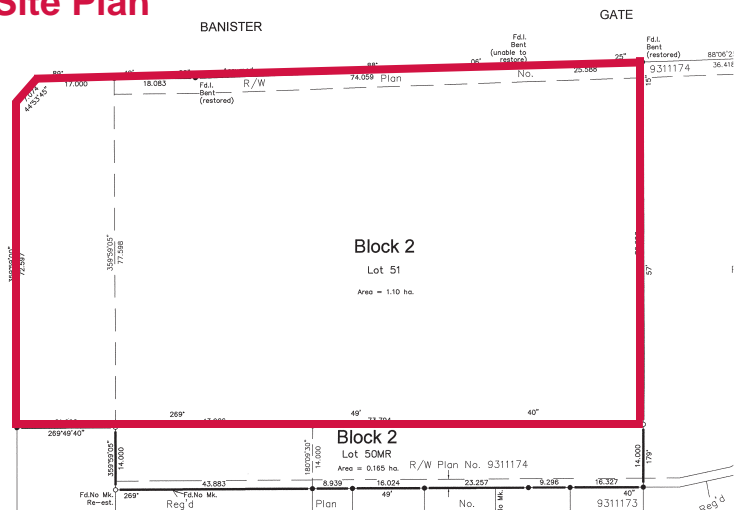
**Household Income:** \$95,024 - 2004  
\$128,044 - 2009

**Housing Starts:** 2006 - 1,071  
2007 - 863  
2008 - 350  
2009 - 200  
2010 - 350

**Building & Construction Permits:** 2006: \$148,917,000  
2007: \$116,963,000  
2008: \$ 80,000,000  
2009: \$ 98,000,000  
2010: \$122,500,000

**Age:** 40.1% of the population is under 24 years old

## Site Plan



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.

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