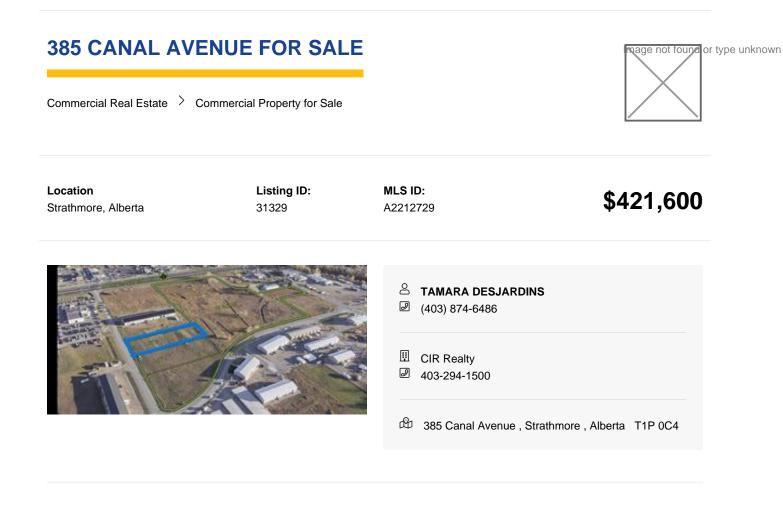


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Transaction Type	Days On Market	Zoning
For Sale	62	M1
Subdivision	Building Type	Year Built
NONE	See Remarks	1900
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1812190	0.00	0.00
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
59241	1.36	N/A
Restrictions Call Lister,Underground Utility Right of Way	Reports Other Documents,Title	

PRIME HIGHWAY COMMERCIAL LOT in the CANALS of Strathmore. 1.36 acre of land. Deep services are in place along with the gas and electricity. Strathmore is a growing community with a population nearing 15,000. The median household income (2021) is \$88,663. The trade population is 38,000 and growing. Strathmore is located 54 km from Calgary and 177 km from Lethbridge. The CGC plant is located 21 km SW of Strathmore towards Carseland and De Havilland Field is only 15 km to the West of Strathmore. This is one of 3 lots of similar size now available. This lot is a block away from the Trans Canada Highway, with vehicle traffic of over 30,000 per day and having easy access. The town's economy base is diversified with manufacturing, cattle operations, agriculture, public sector, and oil and gas. The town has available services to double in size and has a number of Area Structure Plans in progress.

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