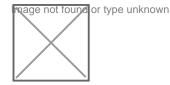


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 385 CANAL AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Strathmore, Alberta Listing ID: 31329

MLS ID: A2212729

\$421,600



**△** TAMARA DESJARDINS

**2** (403) 874-6486

□ CIR Realty

**403-294-1500** 

🛱 385 Canal Avenue , Strathmore , Alberta T1P 0C4

**Transaction Type** 

For Sale

**Days On Market** 

2

Zoning

M1

Subdivision

NONE

**Building Type**See Remarks

Year Built 1900

Structure Type

Mixed Use

Property Type Commercial **Property Sub Type** 

Mixed Use

Legal Plan

1812190

Building Area (Sq. Ft.)

0.00

Building Area (Sq. M.)

0.00

Lot Size (Sq. Ft.)

59241

Lot Size (Acres)

1.36

Inclusions

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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