

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.

455 CANAL AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Strathmore, Alberta

Listing ID:
31330

MLS ID:
A2212730

\$421,600



 **TAMARA DESJARDINS**
 (403) 874-6486

 **CIR Realty**
 403-294-1500

 **455 Canal Avenue , Strathmore , Alberta T1P 0C4**

Transaction Type	Days On Market	Zoning
For Sale	186	CHWY
Subdivision	Year Built	Structure Type
Orchard Business Park	1900	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	1812190
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
0.00	0.00	59241
Lot Size (Acres)	Inclusions	Restrictions
1.36	NA	Utility Right Of Way

Reports

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

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.