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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

For Sale

Days On Market

2

Zoning

M1

Subdivision

Orchard Business Park

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

NA

Restrictions

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

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