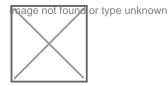


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

525 CANAL AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Strathmore, Alberta Listing ID: 31331

MLS ID: A2212731

\$427,800



[△] TAMARA DESJARDINS

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□ CIR Realty

403-294-1500

525 Canal Avenue, Strathmore, Alberta T1P 0C4

Transaction Type

For Sale

Subdivision

Orchard Business Park

Property Type Commercial

Building Area (Sq. Ft.)

0.00

Lot Size (Acres)

1.38

Reports

Call Lister, Title

Days On Market

1

Year Built

1900

Property Sub Type

Industrial

Building Area (Sq. M.)

0.00

Inclusions

NA

Zoning

M1

Structure Type

Mixed Use

Legal Plan

1812190

Lot Size (Sq. Ft.)

60112

Restrictions

Utility Right Of Way

PRIME HIGHWAY COMMERCIAL LOT in the CANALS of Strathmore. 1.38 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. Easy access to big city amenities and 45 km from yyc International Airport.

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