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## 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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 241	<b>Zoning</b> CHWY
<b>Subdivision</b> Orchard Business Park	<b>Year Built</b> 1900	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1812190
<b>Building Area (Sq. Ft.)</b> 0.00	<b>Building Area (Sq. M.)</b> 0.00	<b>Lot Size (Sq. Ft.)</b> 60112
<b>Lot Size (Acres)</b> 1.38	<b>Inclusions</b> NA	<b>Restrictions</b> Utility Right Of Way
<b>Reports</b> Call Lister, Title		

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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