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201 CANAL BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Strathmore, Alberta



Listing ID:
31332


MLS ID:
A2212733

\$4,127,750



 **TAMARA DESJARDINS**
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 201 CANAL Boulevard , Strathmore , Alberta T1P 0C4

Transaction Type For Sale	Days On Market 144	Zoning CHWY
Subdivision Orchard Business Park	Structure Type None	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 2111524	Building Area (Sq. Ft.) 0.00
Building Area (Sq. M.) 0.00	Lot Size (Sq. Ft.) 653835	Lot Size (Acres) 15.01
Inclusions NA	Restrictions Restrictive Covenant,Utility Right Of Way	Reports Plot Plan

Introducing 4 separate lots available for development. 201 Canal BLVD is the largest at 15.01 acres. (LOT 7 IS 1.38 AC; LOTS 5 AND 6 are each 1.36 AC). Flexible Development Lands in Strathmore For Sale in Canal Crossing Strathmore with direct access to the Trans-Canada Highway. HIGH VISIBILITY. Located just 40 km East of Calgary, easy access to large city facilities. Zoned for Highway commercial, there are many permitted uses (NOTE: childcare facilities are not accepted under the By Laws). Strathmore is slated for heavy growth over the next few years. Major developments are coming to the area (de Havilland/CGC/Phyto Organix Foods). 45 km from YYC International Airport.

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