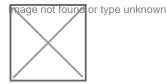


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**2** (403) 874-6486

□ CIR Realty

**403-294-1500** 

rM1

201 CANAL Boulevard , Strathmore , Alberta  $\,$  T1P 0C4  $\,$ 

**Transaction Type** 

For Sale

**Days On Market** 

Zoning **CHWY** 

144

Subdivision

Orchard Business Park

**Property Sub Type** 

Structure Type

None

**Property Type** Commercial

Legal Plan 2111524

0.00

Mixed Use

Building Area (Sq. M.)

0.00

NA

Lot Size (Sq. Ft.)

653835

Lot Size (Acres)

Building Area (Sq. Ft.)

15.01

Inclusions

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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