

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.

105, 95 BRENT BOULEVARD FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Strathmore, Alberta



Listing ID:
31611


MLS ID:
A2246158

\$18



 **DAN CORMEAU**
 (403) 801-9101

 URBAN-REALTY.ca
 403-590-2233

 105, 95 Brent Boulevard , Strathmore , Alberta T1P 1V3

Transaction Type For Lease	Days On Market 1	Subdivision Crystal Ridge
Building Type Condo Complex	Year Built 2009	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Building Area (Sq. Ft.) 1900.00
Building Area (Sq. M.) 176.51	Cooling Full	Heating Boiler,Fan Coil,Natural Gas
Inclusions Drapery	Restrictions Condo/Strata Approval	Reports Annual Property Operating Data,Plot Plan

PRIME retail available in a thriving commercial space next to one of Strathmore's busiest intersections. Kitty corner to Strathmore High School. Walking distance to Crowther Junior high, Strathmore Arena and Strathmore Hospital. Located at the busy Brent Blvd and Thomas drive intersection. This unit is part of Crystal Ridge Terrace, a professionally managed condominium managed by Blackstone Property Management. Crystal Ridge Terrace receives a large quantity of vehicle and foot traffic. This unit is a TURNKEY set up for a retail shop, personal service business or clothing store. Space has a Washer / Dryer room and full kitchen in the basement. Attractive display in unit and gas fireplace It is move in ready for your operations. Anchor tenants nearby are ASC (Government space, for Accredited Supports to the Community), Domino's Pizza, Pharmacy, Medical, Gas station and more. There is another studio space in the basement, which could provide additional income with sub leasing, or exciting growth potential for your business. The main floor is \$15psf(total 975 sqft) and the finished basement is \$7psf (925 SQFT) Give us a call for a viewing! Walk through video: <https://www.youtube.com/watch?v=LCjTjzURQhQ>. A larger corner store is also available at this unit (#107)

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.