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105, 95 BRENT BOULEVARD FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Strathmore, Alberta



Listing ID:
31611


MLS ID:
A2246158

\$9



 **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 125	Lease Amount 9.00
Lease Frequency Annually	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 SPACE IN STRATHMORE – TURNKEY & READY TO GO! Looking for a high-visibility location to grow your business? This prime retail unit sits at one of Strathmore's busiest intersections – Brent Blvd and Thomas Drive – directly kitty-corner from Strathmore High School and within walking distance to Crowther Memorial Junior High, the Strathmore Arena, and Strathmore Hospital. Located in Crystal Ridge Terrace, a professionally managed commercial condominium by Blackstone Property Management, this site enjoys steady vehicle and foot traffic all day long. Highlights: Turnkey setup ideal for retail, personal services, or a boutique shop Includes washer/dryer room and full kitchen in the finished basement Beautiful display area with gas fireplace Move-in ready – just bring your business! Nearby anchors include Domino's Pizza, Accredited Supports to the Community (ASC), Pharmacy, Medical, Gas Station, and more Bonus Opportunity: A finished studio space in the basement offers potential for sub-leasing or expansion – perfect for generating extra income or adding services. Main Floor: 975 sq ft is \$12/sq ft base rent Finished Basement: 925 sq ft is \$6/sq ft base rent Also available: Larger corner unit (#107) – inquire for details. Call today to schedule your viewing and make your business the next local favorite!

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