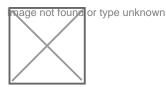


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 105, 95 BRENT BOULEVARD FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location** Strathmore, Alberta Listing ID: 31611

MLS ID: A2246158

\$9



- **△** DAN CORMEAU
- **2** (403) 801-9101
- URBAN-REALTY.ca
- **403-590-2233**

rM1

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

Building Area (Sq. M.)

**Property Sub Type** 

Mixed Use

Building Area (Sq. Ft.)

176.51

**Cooling** Full Heating

1900.00

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 subleasing 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!

**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.

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