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## 303 WADDY LANE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Strathmore, Alberta



**Listing ID:**  
31722

**MLS ID:**  
A2246252

**\$3,500,000**



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 (403) 383-1579

 **CIR Realty**  
 403-294-1500

 303 Waddy Lane , Strathmore , Alberta T1P 1A4

**Transaction Type**

For Sale

**Days On Market**

2

**Zoning**

R1

**Subdivision**

Downtown\_Strathmore

**Building Type**

Low Rise (2-4 stories)

**Year Built**

2017

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

2131JK

**Building Area (Sq. Ft.)**

18773.00

**Building Area (Sq. M.)**

1744.05

**Lot Size (Sq. Ft.)**

12518

**Lot Size (Acres)**

0.29

**Inclusions**

Dryer (12), Electric Range(12),  
Microwave Hood Fan(12),  
Refrigerator(12), Washer(12),  
Dishwasher(12)

**Restrictions**

None Known

**Reports**

Pro-Forma

Great revenue generating property in a the heart of Strathmore, only a 45 minute drive from Calgary's core. This low rise apartment building is centrally located, mere steps away from downtown amenities, walking distance to a variety of parks, schools, the public library, and minutes from Strathmore Golf Club. Consisting of 12 two-bedroom one bathroom units across three levels, with all third floor units boasting expansive vaulted ceilings. Each comes with in-suite laundry, an extra large secured storage locker, and an energized parking stall at the rear. Built in 2017 and kept in impeccable condition ever since, this is a worthwhile asset for years to come. Units are characterized by massive windows, open floorplans, designer chestnut cabinetry, quartz countertops, stainless steel appliances and double vanities. With a versatile living/dining area, large closets and rooms big enough to fit king-sized beds, these suites are extremely attractive to an array of lifestyles. The building itself is quiet, well-maintained, and includes a highly efficient monitoring and buzzer system. Easily accessible to the Trans Canada Highway for a swift commute or visit to Calgary, and the surrounding natural beauty of Southern Alberta. Now is the time to invest in an up and coming community with tons of potential. Building was recently condo converted and there are now 12 individual titles.

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