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105, 245 CANAL AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Strathmore, Alberta Listing ID: 31897

MLS ID: A2252713

\$489,900



△ DIXIE HARTELL

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105, 245 Canal Avenue, Strathmore, Alberta T1P 0C4

Transaction Type

For Sale

Subdivision

NONE

Property Type

Commercial

Building Area (Sq. Ft.)

1839.00

Lot Size (Acres)

0.12

Commercial Amenities

Mezzanine

Reports

None

Days On Market

82

Year Built

2022

Property Sub Type

Mixed Use

Building Area (Sq. M.)

170.85

Footprint (Sq. Ft.)

1920

Inclusions

Built in dishwasher only

Zoning

C HWY

Structure Type

Warehouse

Legal Plan

2310470

Lot Size (Sq. Ft.)

5390

Roof

Metal

Restrictions

Call Lister

Great location just off #1 Hwy for your business. This well maintained commercial space offers 1920 sqft. on the main floor plus 480 sqft. mezzanine currently used as a licensed concession with an industrial dishwasher included. It features affordable condo fees, plenty of paved parking and benefits from steady customer traffic of surrounding businesses. Inside you'll find on-demand hot water, two washrooms and an 8-camera security system, complete with door & window motion sensors. The space includes air conditioning, an abondance of 120V outlets, extra wide carpeted stairs and a high-end stereo system. This property is clean, functional and ready for immediate use.

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