

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.

## 101, 227 3 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Strathmore, Alberta

**Listing ID:**  
33771

**MLS ID:**  
A2271210

**\$14**



 **SHERAZ ANWAR**  
 (403) 923-1226

 [URBAN-REALTY.ca](http://URBAN-REALTY.ca)  
 403-590-2233

 101, 227 3 Avenue , Strathmore , Alberta T1P 1N7

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	1	14.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Building Type</b>
Monthly	NONE	See Remarks
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1998	Mixed Use	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Retail	930.00	86.40
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	None

930 sq ft commercial bay in a centrally located mixed-use building in downtown Strathmore. One-level, street-accessible unit with open layout and good visibility. Turnkey and ready for immediate occupancy. Suitable for retail, professional office, personal service uses and any new proposed use will be subject to municipal approval. Base rent \$14.00/sq ft plus operating costs of \$7.50/sq ft. GST applicable. Lease terms negotiable.

**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.