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G, 130 CANAL GARDEN FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Strathmore, Alberta



Listing ID:
33961


MLS ID:
A2284688

\$355,500



 **RIA MAVRIKOS**
 (403) 493-0886

 RE/MAX Key
 587-316-2000

 G, 130 Canal Garden , Strathmore , Alberta T1P 1Y4

Transaction Type

For Sale

Days On Market

3

Zoning

C HWY

Subdivision

NONE

Building TypeCondo Complex,Mixed Use,See
Remarks,Walk-up,Warehouse**Year Built**

2009

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0914789

Building Area (Sq. Ft.)

1790.00

Building Area (Sq. M.)

166.30

Lot Size (Sq. Ft.)

5445

Lot Size (Acres)

0.13

Roof

Metal

Cooling

Central Air,Full

Heating

Central

Commercial AmenitiesCompacted Yard,Mezzanine,Outside
Storage,Storefront**Access to Property**

Direct Access

Inclusions

n/a

Restrictions

None Known

ReportsEnvironmental Phase 1,RPR with
Compliance,Title

Well-maintained small bay located immediately off Highway #1 in Strathmore, offering excellent exposure and accessibility. The unit features a main-floor entrance with retail/showroom capability, an 18-foot clear warehouse ceiling, and an oversized drive-in overhead door suitable for a range of light industrial or commercial uses. The upper mezzanine includes a second washroom, creating a practical and comfortable office environment. Zoned C-HWY, allowing for a variety of highway-oriented commercial uses.

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