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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

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|---|---|--|
| Transaction Type For Sale | Days On Market 3 | Zoning C HWY |
| Subdivision NONE | Building Type Condo 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 Amenities Compacted Yard,Mezzanine,Outside Storage,Storefront |
| Access to Property Direct Access | Inclusions n/a | Restrictions None Known |
| Reports Environmental 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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