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105, 245 CANAL AVENUE FOR SALE

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Commercial Real Estate > Commercial Property for Sale

Location	Listing ID:	MLS ID:	
Strathmore, Alberta	34377	A2292532	**$420,000**

DAN CORMEAU
(403) 801-9101

Hilltop Realty
403-801-9101

105, 245 Canal Avenue , Strathmore , Alberta T1P 1C1

Transaction Type For Sale	**Zoning** C HWY	**Subdivision** NONE
Year Built 2022	**Structure Type** Mixed Use	**Property Type** Commercial
Property Sub Type Mixed Use	**Legal Plan** 2310470	**Building Area (Sq. Ft.)** 2607.40
Building Area (Sq. M.) 242.23	**Lot Size (Sq. Ft.)** 5390	**Lot Size (Acres)** 0.12
Footprint (Sq. Ft.) 2001	**Inclusions** N/A	**Restrictions** None Known
Reports None		

Prime commercial location just off Highway #1. This 2,000 sq ft main floor plus 600 sq ft mezzanine commercial condo is currently set up as an arcade entertainment venue with licensed alcohol service and concession/bar area. The space includes two washrooms, air conditioning, on-demand hot water, extensive electrical outlets, high-end stereo system, security system with 8 cameras, and double rear doors for easy equipment loading. Arcade machines, pool tables, commercial dishwasher, and additional equipment available for purchase up to $100,000. Seller willing to sell equipment package in full or in part. Full equipment schedule available upon request. Ample paved parking, affordable condo fees, and steady customer traffic from surrounding businesses. Continue operating as an arcade bar, entertainment lounge, or redevelop the concept. Property also available for lease.

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