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105, 245 CANAL AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Strathmore, Alberta

Listing ID:
34379

MLS ID:
A2292537

\$12.15



 **DAN CORMEAU**
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 Hilltop Realty
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 105, 245 Canal Avenue , Strathmore , Alberta T1P 1C1

Transaction Type For Lease	Days On Market 62	Lease Amount 12.15
Lease Frequency Monthly	Lease Term Negotiable	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 2001 sq ft main floor plus 607 sq ft mezzanine. 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. \$12.15 PSF + \$3.78 PSF operating costs. Ample paved parking, affordable condo fees, and steady customer traffic from surrounding businesses.

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