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## 111, 5 BAYSIDE PLACE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Strathmore, Alberta



**Listing ID:**  
35126


**MLS ID:**  
A2306510

**\$290,000**



 **HEATHER DOUGALL**  
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 Royal LePage Benchmark  
 403-253-1901

 111, 5 Bayside Place , Strathmore , Alberta T1P0E5

|  |   |   |
|--|---|---|
| <b>Transaction Type</b><br>For Sale        | <b>Title</b><br>Fee Simple                    | <b>Days On Market</b><br>2                                  |
| <b>Zoning</b><br>M1                        | <b>Subdivision</b><br>Brentwood Business Park | <b>Building Type</b><br>Commercial Mix,Warehouse            |
| <b>Year Built</b><br>2006                  | <b>Structure Type</b><br>Warehouse            | <b>Property Type</b><br>Commercial                          |
| <b>Property Sub Type</b><br>Industrial     | <b>Legal Plan</b><br>0613140                  | <b>Building Area (Sq. Ft.)</b><br>1200.00                   |
| <b>Building Area (Sq. M.)</b><br>111.48    | <b>Lot Size (Sq. Ft.)</b><br>2400             | <b>Lot Size (Acres)</b><br>0.06                             |
| <b>Foundation</b><br>Slab                  | <b>Heating</b><br>Central,Natural Gas         | <b>Commercial Amenities</b><br>Compacted Yard,Parking-Extra |
| <b>Access to Property</b><br>Direct Access | <b>Inclusions</b><br>None                     | <b>Restrictions</b><br>None Known                           |
| <b>Reports</b><br>None                     |   |   |

Welcome to Bayside Place in the well-established Brentwood Business Park in Strathmore, an excellent opportunity to own a versatile light industrial/commercial bay, now available with vacant possession for immediate use or leasing. This 1,200 sq ft end-unit bay offers outstanding functionality and flexibility for a wide range of business types. The end bay location provides enhanced accessibility within the complex. The unit features a 14' x 21' manual overhead door, two convenient walk-in passage doors on either side of the building, and an on-site bathroom. Parking includes 3 assigned stalls plus 3 additional common stalls, providing ample space for employees and visitors. There is also a space on the west side for a fenced area for storage if required. This property is within the thriving commercial setting in Strathmore, just a short drive from Calgary. With M1 – Light Industrial zoning this allows for a wide range of low-impact industrial, commercial, and service-based uses, typically conducted within enclosed buildings. Permitted uses include automotive services, contractor trades, warehousing, light manufacturing, offices, and select retail or recreational businesses. This flexible zoning is ideal for anyone seeking a functional environment. Whether you're an owner-operator looking for the right space or an investor ready to secure a flexible asset, this property delivers on location, usability, and potential. Immediate possession available. Viewings by appointment.

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