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## 114 & 118 CANAL GARDEN FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Strathmore, Alberta



**Listing ID:**  
35129


**MLS ID:**  
A2307917

**\$2,800,000**



 **RIA MAVRIKOS**

 RE/MAX Key  
 587-316-2000

 114 & 118 Canal Garden , Strathmore , Alberta T1P 1Y4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> C HWY	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Free- Standing,Institutional,Low Rise (2-4 stories),Mixed Use,Office Building,Walk- up,Warehouse
<b>Year Built</b> 2004	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0312522	<b>Building Area (Sq. Ft.)</b> 12926.00
<b>Building Area (Sq. M.)</b> 1200.85	<b>Lot Size (Sq. Ft.)</b> 153331	<b>Lot Size (Acres)</b> 3.52
<b>Electric</b> Three Phase	<b>Commercial Amenities</b> Boardroom,Compacted Yard,Exercise Room,Lunchroom,Mezzanine,Outside Storage,Parking-Extra,Storage	<b>Access to Property</b> Direct Access
<b>Inclusions</b> Office Furniture may be included in the sale	<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos,Appraisal,Environmental Phase 1,RPR with Compliance,Title

Exceptional opportunity to acquire a one-of-a-kind, highly functional office and industrial facility in the growing community of Strathmore, AB. Located in the established industrial area of Canal Gardens, the property benefits from efficient access to Highway 1, supporting strong connectivity for staff, clients, and logistics. This unique building at 114 Canal Gardens offers a well-designed layout featuring multiple private offices, several boardrooms, and dedicated teaching or training spaces—well suited for professional, institutional, or service-based users. The warehouse component is built for performance, with three oversized bay doors and one standard-grade door, accommodating a range of operational requirements. The offering also includes adjoining land, bringing the total site area to 3.52 acres with 2 Titles—providing flexibility for future expansion, additional parking, or yard use.

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