

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 201 CANAL BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Strathmore, Alberta



**Listing ID:**  
35181


**MLS ID:**  
A2309624

**\$4,127,750**



 **TAMARA DESJARDINS**  
 (403) 874-6486

 CIR Realty  
 403-294-1500

 201 Canal Boulevard , Strathmore , Alberta T1P 0C4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> CHWY	<b>Subdivision</b> Orchard Business Park	<b>Structure Type</b> None
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2111524
<b>Building Area (Sq. Ft.)</b> 0.00	<b>Building Area (Sq. M.)</b> 0.00	<b>Lot Size (Sq. Ft.)</b> 653835
<b>Lot Size (Acres)</b> 15.01	<b>Inclusions</b> N/A	<b>Restrictions</b> Development Restriction,Utility Right Of Way
<b>Reports</b> None		

15.01 ACRES of HWY COMMERCIAL land available for development! Introducing 201 Canal BLVD - the largest of 4 lots available. ( LOT 7 IS 1.38 AC; LOTS 5 AND 6 are each 1.36 AC). Flexible Development Lands in Strathmore For Sale in Canal Crossing Strathmore with direct access to the Trans-Canada Highway. HIGH VISIBILITY. Located just 40 km East of Calgary, easy access to larger city facilities. Zoned for Highway Commercial, there are many permitted uses (NOTE: childcare facilities are not accepted under the By Laws). Strathmore is slated for heavy growth over the next few years. Major developments are coming to the area (de Havilland/CGC/Phyto Organix Foods). 45 km from YYC International Airport.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.