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## 228 3 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Strathmore, Alberta



**Listing ID:**  
35431


**MLS ID:**  
A2314363

**\$375,000**



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 228 3 Avenue , Strathmore , Alberta T1P 1M4

<b>Transaction Type</b> For Sale	<b>Zoning</b> CB	<b>Subdivision</b> Downtown_Strathmore
<b>Year Built</b> 1994	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 9412284	<b>Building Area (Sq. Ft.)</b> 1182.00
<b>Building Area (Sq. M.)</b> 109.81	<b>Lot Size (Sq. Ft.)</b> 2578	<b>Lot Size (Acres)</b> 0.06
<b>Inclusions</b> luxury Hunter Douglas window coverings	<b>Restrictions</b> Board Approval	<b>Reports</b> Condo/Strata Bylaws, Title

Don't miss this rare opportunity to secure a beautifully upgraded retail corner unit in the heart of downtown Strathmore! Located at 228 Third Ave., this highly visible commercial space offers excellent exposure, convenient access, and close proximity to essential local services including the post office, registry office, financial services, professional offices, restaurants, and other established businesses. The corner location provides outstanding street presence, two signage opportunities, and excellent visibility from multiple angles, making it an ideal fit for retail, professional services, health and wellness, beauty, office, or other service-based businesses. With ample parking available for clients, customers, and staff, this location is designed for convenience and accessibility. The property has undergone extensive, high-quality interior and exterior upgrades, completed with care, attention to detail, and significant owner investment. This was not a basic cosmetic refresh. The owner has put substantial time, energy, and expense into creating a polished, professional, and move-in-ready commercial space. Exterior upgrades completed in Summer 2025 include new roofing, soffit, fascia, eavestroughs, downspouts, exterior paint, signage, and exterior lighting, giving the building a clean and updated presence from the street. Inside, the unit has been thoughtfully improved with new commercial-grade flooring, new baseboards, fresh paint, upgraded ceiling tiles, new LED lighting, hand-selected chandeliers, Hunter Douglas blinds, bathroom upgrades, storage vanity, drywall repairs, and two new front windows. The upgraded PVC vinyl ceiling tiles are commercial rated, Class A fire rated, waterproof, mold resistant, washable, and designed for long-term durability. Every detail was selected to enhance both appearance and function, from the modern lighting and quality window coverings to the clean finishes and professional interior presentation. The result is a bright, refined, and welcoming space that allows the next owner or tenant to start operating with confidence, without the immediate cost and disruption of major improvements. Strathmore is entering an exciting period of growth, with major regional investments nearby including De Havilland Field in Wheatland County and Phytokana's planned plant protein processing hub in Strathmore. These projects are expected to support future employment, population growth, and increased demand for local retail and professional services. Opportunities like this in a central, high-exposure location do not come up often. Secure your position in one of Strathmore's key commercial areas before future growth drives even more demand.

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