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UNIT H, 130 CANAL GARDENS FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Strathmore, Alberta



Listing ID:
35625


MLS ID:
A2319067

\$399,000



 **DAN SHUTE**
 (403) 253-0333

 Tyler Realty Corp Ltd
 403-253-0333

 Unit H, 130 Canal Gardens , Strathmore , Alberta T1P 1Y4

Transaction Type For Sale	Title Fee Simple	Zoning CHWY
Subdivision NONE	Building Type Condo Complex	Year Built 2009
Structure Type Flex	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 09147989	Building Area (Sq. Ft.) 1973.00	Building Area (Sq. M.) 183.30
Roof Metal	Commercial Amenities Kitchen,Outside Storage,See Remarks,Storefront	Access to Property Direct Access,Paved Road
Inclusions None	Restrictions None Known	Reports Floor Plans

END CAP UNIT NOW FOR SALE WITH EXTRA WINDOWS!! Flexible and desirable Commercial Highway zoning for this developed and functional condo unit. Quick and convenient access from HWY 817 and also Highway #1 in Strathmore. The unit offers a total area of 2,219 +/- square feet over 2 levels comprised of 1,973 PLUS another 295 square feet of mezzanine storage/utility. The unit is fully air conditioned. 12' x 14' overhead drive-in door. Potential for small area of exterior storage at the rear or perhaps a small sea can. Land use offers a wide range of flexibility for office, retail professional, storefront, light industrial, health services, etc. uses. Only 16 minutes east of Chestermere. Take advantage of the lower tax base!

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