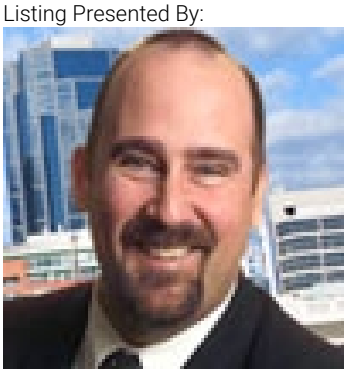


114118 Canal Garden Strathmore Alberta

$2,800,000

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. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Key

https://www.mavrikosrealestate.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca