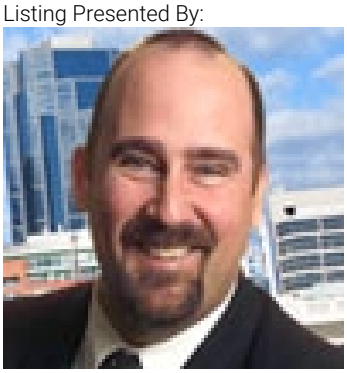


116 Orchard Way Strathmore Alberta

$2,000,000

1 Acre Lot. Highly Functional Light Industrial Building. 8064 square feet main level plus 1225 square foot mezzanine. Additional Engineered fabric Structure for Cold Storage . 46 x 60 2760 square feet. Owner-Users and Investors seeking quality industrial space with yard capability. High Function Layout suitable for trades, fabrication, logistics, and service companies. Bring Your Business to Strathmore, AB Fully Developed Commercial/Industrial Space . 7 private offices - ready to move into Reception & meeting area - welcoming and functional Conference room - ideal for team collaboration Flex area - adaptable to your business needs. Storage room - organized space for supplies bathrooms - convenience for staff and clients 4 Attached Industrial Bays - 46' x 34'6 with 16' x 14' electric doors. Secured Fenced Yard 3 Storage Sheds. Excellent Access for trucks and equipment. Located in the growing community of Strathmore, AB Bring your Business. Ready for relocation and expansion. Great Proximity to Calgary and Major Employers County of Wheatland. De Havilland Canada. CGC's Wallboard Plant Western Canada. Phyto Organix. Nutrien. Strathmore Alberta's growth is not speculative- it is measurable, diversified, and accelerating. Supported by Strong Economic Fundamentals and Major Regional Projects. Regional Hub Serving 40,000+ People. Strathmore's population is 15,853. One of Alberta's most dynamic and diversified growth corridors. (id:6769)

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