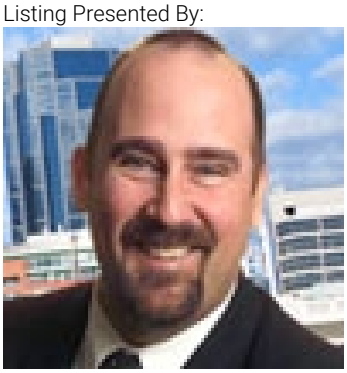


245 Canal Avenue Strathmore Alberta

$420,000

Prime commercial opportunity in a highly visible location just off Highway 1. Offered for sale at **$420,000**, this versatile commercial condominium features approximately **2,001 sq. ft. on the main floor plus a 607 sq. ft. mezzanine**, providing over **2,600 sq. ft. of functional space**.The unit is well equipped with a washroom, air conditioning, on-demand hot water, extensive electrical outlets, a high-end stereo system, and an **8-camera security system**. Double rear doors provide convenient access for loading equipment, materials, or inventory.Additional highlights include ample paved parking, affordable condominium fees, and excellent exposure with steady traffic generated by surrounding businesses. A great opportunity for an owner-user or investor looking for a well-located commercial property with flexible space and easy access to Highway 1. Property is also for lease at a base rent of $2,633.33 per month, plus 2026 operating costs of $1,052.54 per month. (id:6769)

Listing Presented By:



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