



**GRASSROOTS**

REALTY GROUP

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**201 Canal Boulevard  
Strathmore, Alberta**

**MLS # A2309624**



**\$4,127,750**

**Division:** Orchard Business Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** CHWY

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 15.01 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

15.01 ACRES of HWY COMMERCIAL land available for development! Introducing 201 Canal BLVD - the largest of 4 lots available. ( LOT 7 IS 1.38 AC; LOTS 5 AND 6 are each 1.36 AC). Flexible Development Lands in Strathmore For Sale in Canal Crossing Strathmore with direct access to the Trans-Canada Highway. HIGH VISIBILITY. Located just 40 km East of Calgary, easy access to larger city facilities. Zoned for Highway Commercial, there are many permitted uses (NOTE: childcare facilities are not accepted under the By Laws). Strathmore is slated for heavy growth over the next few years. Major developments are coming to the area (de Havilland/CGC/Phyto Organix Foods). 45 km from YYC International Airport.