



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**Unit H, 130 Canal Gardens
Strathmore, Alberta**

MLS # A2319067



\$399,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,124 sq.ft.
Zoning:	CHWY

Heating:	-
Floors:	-
Roof:	Metal
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	None

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

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 2,419 +/- square feet over 2 levels comprised of 2,124 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!