

\$39 - 50 A Highway 1, Strathmore

MLS® #A2108387

\$39

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown_Strathmore, Strathmore, Alberta

Welcome to the heart of Strathmore's vibrant commercial scene! Presenting a prime opportunity: a newly constructed plaza conveniently situated just off Highway 1, boasting a dynamic lineup of anchor tenants including COBS Bread, Starbucks, Petro-Canada, and Arby's & KFC. This strategically positioned plaza is not just a space; it's a gateway to success for businesses seeking high visibility and foot traffic. With multiple 1200 SqFt units available for immediate lease, entrepreneurs and visionaries have the chance to join this bustling hub and carve out their niche in the community. Whether you envision a chic nail spa, a bustling pharmacy, or a much-needed medical clinic, day care or Liquor store the possibilities are boundless within this thriving commercial environment. Don't miss out on the chance to be part of Strathmore's bustling business landscape. Seize this opportunity to establish your brand in a location primed for success. Contact us today to explore leasing options and secure your place in this dynamic plaza! ?? Contact us now to make your mark on Strathmore's commercial map! ??

Built in 2024

Essential Information

MLS® #	A2108387
Price	\$39

1 of 5

For Lease





strathpoint shopping plaza



Trade Area
2018: 35,000



Households
5,085



Traffic Count
13,489 AADT



Household
Income
\$102,734

HIGHLIGHTS - prime retail

- Located on the intersection of Trans-Canada Highway & Lakeside Blvd.
- Anchor tenants include Petro Canada, Arbys, KFC and Starbucks. Spacious 20' wide units starting from 1142 sq ft of space available.
- Perfect location for a boutique grocery store, local retail brewhouse, private commercial offices, ice cream shop, pharmacy, medical office, dental clinic, barber shop, bakery, food retail services to cater
- 13,800+ local population and growing & only 40km east for Calgary.

Property description

Lease Rate:	Market
Op Costs:	\$9.71 psf est. 2023
Size:	1,142 to 9,632 sq. ft.
Available:	Immediate
Zoning:	CWHY - Highway Commercial District

Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	50 A Highway 1
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1B8

Additional Information

Date Listed	February 20th, 2024
Days on Market	424
Zoning	Commercial Mix

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Household

Available: Immediate

Zoning: CWHY - Highway Commercial District

2 of 5

Photos

Strath Point Shopping Centre, Strathmore, Alberta



Rajeev Sharma

- 587-228-7171
- yycproperties1@gmail.com
- https://urban-realty.ca/

Location

Strath Point Shopping Centre, Strathmore, Alberta



Rajeev Sharma (Associate)

- 587-228-7171
- yycproperties1@gmail.com
- https://urban-realty.ca/

URBAN
REAL ESTATE SERVICES LTD

Commercial / Residential / Financing / Property Management / Investments

This brochure is intended for information purposes only and should not be relied upon for accurate fact information by the recipient hereof.
No information contained herein is to be used as information which other realty and/or other realty services are available. The information contained herein is subject to change without notice.