

105, 245 Canal Avenue
Strathmore, Alberta

MLS # A2252713



\$489,900

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 1,839 sq.ft.
Zoning: C HWY

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.12 Acre

Sewer: -

Lot Feat: -

Inclusions: Built in dishwasher only

Great location just off #1 Hwy for your business. This well maintained commercial space offers 1920 sqft. on the main floor plus 480 sqft. mezzanine currently used as a licensed concession with an industrial dishwasher included. It features affordable condo fees, plenty of paved parking and benefits from steady customer traffic of surrounding businesses. Inside you'll find on-demand hot water, two washrooms and an 8-camera security system, complete with door & window motion sensors. The space includes air conditioning, an abundance of 120V outlets, extra wide carpeted stairs and a high-end stereo system. This property is clean, functional and ready for immediate use.