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201 CANAL Boulevard Strathmore, Alberta

MLS # A2212733



\$4,127,750

Division: Orchard Business Park Mixed Use Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 0 sq.ft. Zoning: **CHWY** Addl. Cost: **Based on Year:**

Heating: Floors: Roof: **Utilities: Exterior:** Parking: Water: 15.01 Acres Lot Size: Sewer: Lot Feat: Inclusions:

Introducing 4 separate lots available for development. 201 Canal BLVD is the largest at 15.01 acres. (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 large 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.

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