

# \$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

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For Lease





strathpoint shopping plaza



Demographics

STRATHMORE, ALBERTA



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	444
Zoning	Commercial Mix

## Listing Details

Listing Office	URBAN-REALTY.ca
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Household

Available: Immediate

Zoning: CWHY - Highway Commercial District

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Photos

Strath Point Shopping Centre, Strathmore, Alberta

FOR LEASE | Building C

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

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