

# \$421,600 - 385 Canal Avenue, Strathmore

MLS® #A2212729

**\$421,600**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.36 Acres

NONE, Strathmore, Alberta

PRIME HIGHWAY COMMERCIAL LOT in the CANALS of Strathmore. 1.36 acre of land. Deep services are in place along with the gas and electricity. Strathmore is a growing community with a population nearing 15,000. The median household income (2021) is \$88,663. The trade population is 38,000 and growing. Strathmore is located 54 km from Calgary and 177 km from Lethbridge. The CGC plant is located 21 km SW of Strathmore towards Carseland and De Havilland Field is only 15 km to the West of Strathmore. This is one of 3 lots of similar size now available. This lot is a block away from the Trans Canada Highway, with vehicle traffic of over 30,000 per day and having easy access. The town's economy base is diversified with manufacturing, cattle operations, agriculture, public sector, and oil and gas. The town has available services to double in size and has a number of Area Structure Plans in progress.

Built in 1900

## Essential Information

MLS® #	A2212729
Price	\$421,600
Bathrooms	0.00
Acres	1.36
Year Built	1900
Type	Commercial
Sub-Type	Mixed Use



Status                      Active

**Community Information**

Address                      385 Canal Avenue  
Subdivision                NONE  
City                            Strathmore  
County                        Wheatland County  
Province                     Alberta  
Postal Code                T1P 0C4

**Additional Information**

Date Listed                July 14th, 2025  
Days on Market          63  
Zoning                        M1

**Listing Details**

Listing Office              CIR Realty

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