

# \$500,000 - 105, 245 Canal Avenue, Strathmore

MLS® #A2252713

**\$500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.12 Acres

NONE, Strathmore, Alberta

Great location just off #1 Hwy for your business. Reasonable condo fees. Plenty of paved parking. Benefits from the established customer traffic of neighboring businesses. 1920 sqft main floor, with 480 sqft mezzanine used as licensed concession. On demand hot water, 2 washrooms.

Built in 2022

## Essential Information

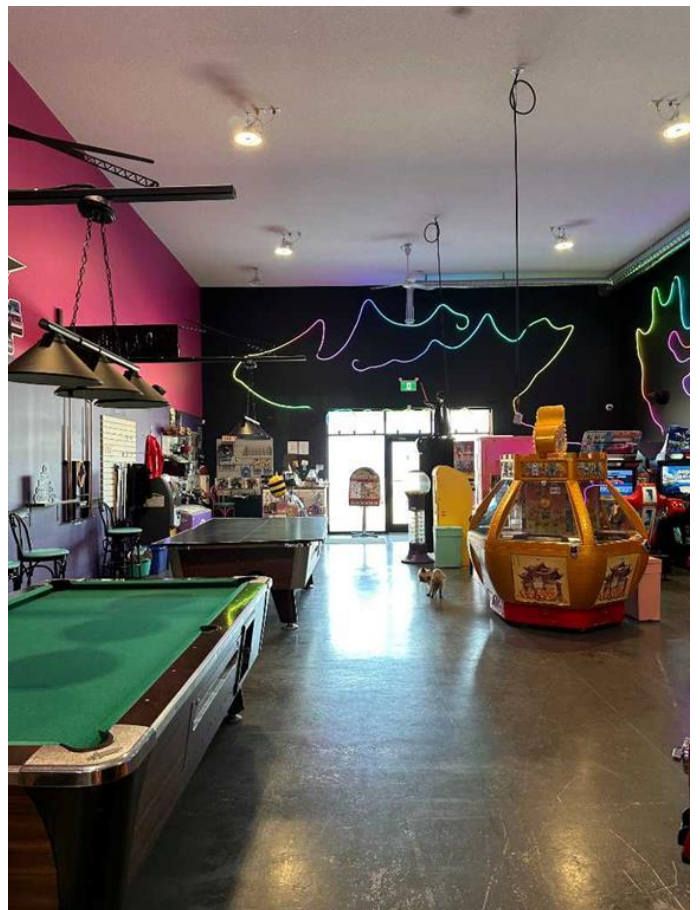
MLS® #	A2252713
Price	\$500,000
Bathrooms	0.00
Acres	0.12
Year Built	2022
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	105, 245 Canal Avenue
Subdivision	NONE
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 0C4

## Exterior

Roof	Metal
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## **Additional Information**

Date Listed	August 29th, 2025
Days on Market	56
Zoning	C HWY

## **Listing Details**

Listing Office	KIC Realty
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