

107, 95 Brent Boulevard
Strathmore, Alberta

MLS # A2236527



\$10 per sq.ft.

Division: Crystal Ridge

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,137 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt

Utilities: -

Exterior: Stucco, Wood Frame

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

PRIME RETAIL / STUDIO SPACE FOR LEASE — **HIGH-EXPOSURE LOCATION IN STRATHMORE** Exceptional opportunity to lease a turnkey retail or studio space in one of Strathmore's busiest commercial corridors! Ideally located at the high-traffic intersection of Brent Blvd and Thomas Drive, this property sits kitty-corner to Strathmore High School and within walking distance to Crowther Junior High, Strathmore Arena, and the Strathmore Hospital — ensuring steady vehicle and pedestrian exposure all day. Situated within Crystal Ridge Terrace, a professionally managed condominium complex by Blackstone Property Management, this unit benefits from excellent visibility and strong neighboring tenants including Domino's Pizza, a pharmacy, medical offices, gas station, and government agency ASC (Accredited Supports to the Community). This space is fully built-out and move-in ready for yoga, fitness, dance, wellness, or youth programs. Features include: Expansive open studio with floor-to-ceiling mirrors and abundant natural light Three bathrooms (one at reception, two in change rooms) with showers Washer/dryer room Inviting reception area with built-in shoe rack and purified water dispenser / bottle filler Dimmable lighting, ceiling fans, and high-quality finishes throughout An additional finished basement studio (approx. 1,040 sq. ft.) offers potential sublease income or business expansion opportunities. Lease Rates: Main Floor: 1,097 sq. ft. @ \$13/sq.ft. base rent Basement: 1,040 sq. ft. @ \$8/sq.ft. base rent This property combines exposure, versatility, and professional presentation—perfect for growing your business in Strathmore's thriving commercial hub. Contact us today to schedule your private viewing!