

105, 95 Brent Boulevard
Strathmore, Alberta

MLS # A2246158



\$9 per sq.ft.

Division: Crystal Ridge

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,900 sq.ft.

Zoning: -

Heating: Boiler, Fan Coil, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Drapery

PRIME RETAIL SPACE IN STRATHMORE – TURNKEY & READY TO GO! Looking for a high-visibility location to grow your business? This prime retail unit sits at one of Strathmore's busiest intersections – Brent Blvd and Thomas Drive – directly kitty-corner from Strathmore High School and within walking distance to Crowther Memorial Junior High, the Strathmore Arena, and Strathmore Hospital. Located in Crystal Ridge Terrace, a professionally managed commercial condominium by Blackstone Property Management, this site enjoys steady vehicle and foot traffic all day long. Highlights: Turnkey setup ideal for retail, personal services, or a boutique shop. Includes washer/dryer room and full kitchen in the finished basement. Beautiful display area with gas fireplace. Move-in ready – just bring your business! Nearby anchors include Domino's Pizza, Accredited Supports to the Community (ASC), Pharmacy, Medical, Gas Station, and more. Bonus Opportunity: A finished studio space in the basement offers potential for sub-leasing or expansion – perfect for generating extra income or adding services. Main Floor: 975 sq ft is \$12/sq ft base rent. Finished Basement: 925 sq ft is \$6/sq ft base rent. Also available: Larger corner unit (#107) – inquire for details. Call today to schedule your viewing and make your business the next local favorite!