

101, 227 3 Avenue  
Strathmore, Alberta

MLS # A2271210



**\$14 per sq.ft.**

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 930 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

930 sq ft commercial bay in a centrally located mixed-use building in downtown Strathmore. One-level, street-accessible unit with open layout and good visibility. Turnkey and ready for immediate occupancy. Suitable for retail, professional office, personal service uses and any new proposed use will be subject to municipal approval. Base rent \$14.00/sq ft plus operating costs of \$7.50/sq ft. GST applicable. Lease terms negotiable.