\$421,600 - 455 Canal Avenue, Strathmore

MLS® #A2212730

\$421,600

0 Bedroom, 0.00 Bathroom, Commercial on 1.36 Acres

Orchard Business Park, 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

Year Built

Essential Information

MLS® # A2212730

Price \$421,600

Bathrooms 0.00

Acres 1.36

Type Commercial Sub-Type Mixed Use

1900

Status Active

Community Information

Address 455 Canal Avenue

Subdivision Orchard Business Park

City Strathmore

County Wheatland County

Province Alberta
Postal Code T1P 0C4

Additional Information

Date Listed July 14th, 2025

Days on Market 114

Zoning CHWY

Listing Details

Listing Office CIR Realty

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