

# \$427,800 - 525 Canal Avenue, Strathmore

MLS® #A2212731

**\$427,800**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.38 Acres

Orchard Business Park, Strathmore, Alberta

PRIME HIGHWAY COMMERCIAL LOT in the CANALS of Strathmore. 1.38 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. Easy access to big city amenities and 45 km from YYC International Airport.

Built in 1900

## Essential Information

MLS® #	A2212731
Price	\$427,800
Bathrooms	0.00
Acres	1.38
Year Built	1900



Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	525 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	5
Zoning	M1

### Listing Details

Listing Office	CIR Realty
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