# \$4,127,750 - 201 Canal Boulevard, Strathmore

MLS® #A2212733

## \$4,127,750

0 Bedroom, 0.00 Bathroom, Commercial on 15.01 Acres

Orchard Business Park, Strathmore, Alberta

Introducing 4 separate lots available for development. 201 Canal BLVD is the largest at 15.01 acres. (LOT 7 IS 1.38 AC; LOTS 5 AND 6 are each 1.36 AC). Flexible Development Lands in Strathmore For Sale in Canal Crossing Strathmore with direct access to the Trans-Canada Highway. HIGH VISIBILITY. Located just 40 km East of Calgary, easy access to large city facilities. Zoned for Highway commercial, there are many permitted uses (NOTE: childcare facilities are not accepted under the By Laws). Strathmore is slated for heavy growth over the next few years. Major developments are coming to the area (de Havilland/CGC/Phyto Organix Foods). 45 km from YYC International Airport.







#### **Essential Information**

MLS® # A2212733 Price \$4,127,750

Bathrooms 0.00 Acres 15.01

Type Commercial Sub-Type Mixed Use

Status Active

## **Community Information**

Address 201 Canal Boulevard
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 108

Zoning CHWY

## **Listing Details**

Listing Office CIR Realty

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