

# \$16 - 216 Fourth Avenue, Strathmore

MLS® #A2236170

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown\_Strathmore, Strathmore, Alberta

For lease 2011 SQ. FT. in the heart of downtown Strathmore across from the new Catholic Church on 4th Avenue. Ideal location for your next business adventure in the thriving and growing community of Strathmore. Lease rate \$16.00 sq ft for first year and 3% escalation each year for a 5 year lease and OP costs are \$7.75 sq ft which includes all utilities except for phone and internet

Built in 1991

## Essential Information

MLS® #	A2236170
Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	1991
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	216 Fourth Avenue
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1B9

## Amenities



Parking Spaces      33

**Exterior**

Roof                      Asphalt/Gravel  
Foundation            Poured Concrete

**Additional Information**

Date Listed            July 2nd, 2025  
Days on Market      16  
Zoning                 CB

**Listing Details**

Listing Office         CIR Realty

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