# \$489,900 - 105, 245 Canal Avenue, Strathmore

MLS® #A2252713

## \$489,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.12 Acres

NONE, Strathmore, Alberta

Great location just off #1 Hwy for your business. This well maintained commercial space offers 1920 sqft. on the main floor plus 480 sqft. mezzanine currently used as a licensed concession with an industrial dishwasher included. It features affordable condo fees, plenty of paved parking and benefits from steady customer traffic of surrounding businesses. Inside you'll find on-demand hot water, two washrooms and an 8-camera security system, complete with door & window motion sensors. The space includes air conditioning, an abondance of 120V outlets, extra wide carpeted stairs and a high-end stereo system. This property is clean, functional and ready for immediate use.

Built in 2022

### **Essential Information**

MLS® # A2252713 Price \$489,900

Bathrooms 0.00
Acres 0.12
Year Built 2022

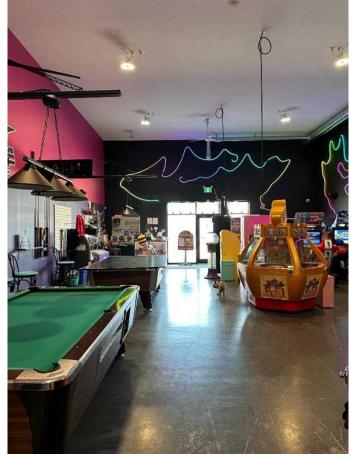
Type Commercial Sub-Type Mixed Use

Status Active

# **Community Information**

Address 105, 245 Canal Avenue





Subdivision NONE

City Strathmore

County Wheatland County

Province Alberta
Postal Code T1P 0C4

**Exterior** 

Roof Metal

### **Additional Information**

Date Listed August 29th, 2025

Days on Market 68

Zoning C HWY

## **Listing Details**

Listing Office KIC Realty

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