



**GRASSROOTS**  
REALTY GROUP

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**900 Pine Road  
Strathmore, Alberta**

**MLS # A2225785**



**\$2**

**Division:** Orchard Business Park

**Lot Size:** 61.65 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 11-24-25-W4

**Zoning:** UR

**Water:** -

**Sewer:** -

**Utilities:** -

~ Rare Industrial/Commercial Land Opportunity ~ 65 Acres +/- (or Portion Thereof) ~ An exceptional opportunity to lease prime industrial/commercial zoned land, ideally suited for storage and related uses (no hazardous uses permitted). Offering up to 61.65 acres, with the flexibility to lease smaller portions, this site is a rare find in today's market. Strategically located just 2 blocks from the TransCanada Highway, the property ensures excellent access and logistical efficiency. With a competitive rental rate of approximately \$2.00 per square foot annually, this site offers significant value for businesses seeking secure outdoor space. The landlord is open to negotiating site preparation and fencing to meet your operational and security requirements. Don't miss out on this versatile and ideally located property ~ perfect for contractors, equipment storage, or commercial yard use. Contact us today to discuss your needs and arrange a viewing.