



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

216 Fourth Avenue  
Strathmore, Alberta

MLS # A2236170



**\$15 per sq.ft.**

**Division:** Downtown\_Strathmore

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Strathmore Professional Center

**Bus. Name:** -

**Size:** 14,000 sq.ft.

**Zoning:** CB

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** Asphalt/Gravel

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

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