



GRASSROOTS
REALTY GROUP

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**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

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt/Gravel

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

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