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107, 95 Brent Boulevard Strathmore, Alberta

Heating:

Exterior:

Water:

Sewer:

Inclusions:

Asphalt

N/A

Stucco, Wood Frame

Floors: Roof: MLS # A2236527



\$10 per sq.ft.

Division: Crystal Ridge Retail Type: **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -**Bus. Name:** Size: 2,137 sq.ft. Zoning: Addl. Cost: Based on Year: **Utilities:** Parking: Lot Size: Lot Feat:

PRIME RETAIL / STUDIO SPACE FOR LEASE – HIGH-EXPOSURE LOCATION IN STRATHMORE Exceptional opportunity to lease a turnkey retail or studio space in one of Strathmore's busiest commercial corridors! Ideally located at the high-traffic intersection of Brent Blvd and Thomas Drive, this property sits kitty-corner to Strathmore High School and within walking distance to Crowther Junior High, Strathmore Arena, and the Strathmore Hospital — ensuring steady vehicle and pedestrian exposure all day. Situated within Crystal Ridge Terrace, a professionally managed condominium complex by Blackstone Property Management, this unit benefits from excellent visibility and strong neighboring tenants including Domino's Pizza, a pharmacy, medical offices, gas station, and government agency ASC (Accredited Supports to the Community). This space is fully built-out and move-in ready for yoga, fitness, dance, wellness, or youth programs. Features include: Expansive open studio with floor-to-ceiling mirrors and abundant natural light Three bathrooms (one at reception, two in change rooms) with showers Washer/dryer room Inviting reception area with built-in shoe rack and purified water dispenser / bottle filler Dimmable lighting, ceiling fans, and high-quality finishes throughout An additional finished basement studio (approx. 1,040 sq. ft.) offers potential sublease income or business expansion opportunities. Lease Rates:

Main Floor: 1,097 sq. ft. is \$13/sq.ft. base rent Basement: 1,040 sq. ft. is \$8/sq.ft. base rent This property combines exposure, versatility, and professional presentation—perfect for growing your business in Strathmore's thriving commercial hub. Contact us today to schedule your private viewing!