



**GRASSROOTS**  
REALTY GROUP

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107, 95 Brent Boulevard  
Strathmore, Alberta

MLS # A2236527



**\$21 per sq.ft.**

Division: Crystal Ridge

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,137 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt

Utilities: -

Exterior: Stucco, Wood Frame

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

PRIME retail available in a thriving commercial space next to one of Strathmore's busiest intersections. Kitty corner to Strathmore High School. Walking distance to Crowther Junior high, Strathmore Arena and Strathmore Hospital. Located at the busy Brent Blvd and Thomas drive intersection. This unit is part of Crystal Ridge Terrace, a professionally managed condominium managed by Blackstone Property Management. Crystal Ridge Terrace receives a large quantity of vehicle and foot traffic. This unit is a TURNKEY set up for a yoga, fitness, dance, wellness studio or youth center. Expansive studio space with floor to ceiling mirrors on the main floor, with lots of windows and natural light. Three bathrooms: One in the reception, one in each changing rooms (2) with showers. Space has a Washer / Dryer room. Attractive reception area with shoe rack. Custom purified water dispenser / water bottle filler. Adjustable/dimmable light switches, fans and quality fixtures and finishings throughout. It is move in ready for your operations. Anchor tenants nearby are ASC (Government space, for Accredited Supports to the Community), Domino's Pizza, Pharmacy, Medical, Gas station and more. There is another studio space in the basement, which could provide additional income with sub leasing, or exciting growth potential for your business. The main floor is \$18psf (total 1097sqft) and the finished basement is \$10psf (1040 SQFT) Give us a call for a viewing! Walk through video: [https://youtu.be/WC-dph9Lk\\_E](https://youtu.be/WC-dph9Lk_E)