



GRASSROOTS
REALTY GROUP

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**105, 95 Brent Boulevard
Strathmore, Alberta**

MLS # A2246158



\$9 per sq.ft.

Division: Crystal Ridge

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,900 sq.ft.

Zoning: -

Heating: Boiler, Fan Coil, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Drapery

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

PRIME RETAIL SPACE IN STRATHMORE & TURNKEY & READY TO GO! Looking for a high-visibility location to grow your business? This prime retail unit sits at one of Strathmore's busiest intersections & Brent Blvd and Thomas Drive & directly kitty-corner from Strathmore High School and within walking distance to Crowther Memorial Junior High, the Strathmore Arena, and Strathmore Hospital. Located in Crystal Ridge Terrace, a professionally managed commercial condominium by Blackstone Property Management, this site enjoys steady vehicle and foot traffic all day long. Highlights: Turnkey setup ideal for retail, personal services, or a boutique shop Includes washer/dryer room and full kitchen in the finished basement Beautiful display area with gas fireplace Move-in ready & just bring your business! Nearby anchors include Domino's Pizza, Accredited Supports to the Community (ASC), Pharmacy, Medical, Gas Station, and more Bonus Opportunity: A finished studio space in the basement offers potential for sub-leasing or expansion & perfect for generating extra income or adding services. Main Floor: 975 sq ft is \$12/sq ft base rent Finished Basement: 925 sq ft is \$6/sq ft base rent Also available: Larger corner unit (#107) & inquire for details. Call today to schedule your viewing and make your business the next local favorite!