



**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

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Drapery

**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!