



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**245 Brent Boulevard  
Strathmore, Alberta**

**MLS # A2268839**



**\$800,000**

---

**Division:** Cambridge Glen

---

**Lot Size:** 1.37 Acres

---

**Lot Feat:** -

---

**By Town:** -

---

**LLD:** -

---

**Zoning:** P1

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** -

---

~ DEVELOPMENT OPPORTUNITY ~. Land Only...available for sale pending subdivision. This land is zoned P1 - Public Service District which offers so many development opportunities for the savvy developer. Nestled between Sagewood Villas and Hope Community Covenant Church and within the community of Cambridge Glen, the land which will be eventually subdivided, has the opportunity to be built out in any of the following uses: Residential Care, Seniors Housing, Athletic and Recreational Facility, Child Care Services, Cultural Facilities, Custodial Dwelling Unit, Education Services, Extended Medical Treatment Services, Religious Assembly, & many more options. As subdivision will be applied for with the accompaniment of an offer, the amount of land purchased can be negotiated. Call your awesome Realtor today to discuss your ideas.