



GRASSROOTS
REALTY GROUP

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**1010 WESTRIDGE Road
Strathmore, Alberta**

MLS # A2196161



\$3,190,000

Division:	NONE
Type:	Business
Bus. Type:	Commercial
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	N/A
Size:	12,800 sq.ft.
Zoning:	HIGHWAY COMMERCIAL (300)

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Attached goods owned by seller		

LAND AND BUILDING FOR SALE HIGHWAY 1 STRATHMORE 12,800 square foot building located on 2.28 Acres. Long term Tenant Fountain Tire. Lease in effect till August 31, 2026 with possible extensions to be negotiated. Land is zoned Highway Commercial. Building is well maintained by the Seller and the Tenant. Recent improvements Tenant pays for insurance & taxes, 2 older Quonset storage sheds included. Lots of power, Office in front of the building. 5 OH doors and 3 walk doors. Lots of parking and storage space on the land. This is a great property with good highway exposure. This property could have lots of possible uses. Measurements and plans to be available. RPR being requested.