



**GRASSROOTS**  
REALTY GROUP

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**101 Westlake Mews  
Strathmore, Alberta**

**MLS # A2205405**



**\$500,000**

**Division:** Westmount\_Strathmore

**Lot Size:** 0.57 Acre

**Lot Feat:** Level, Rectangular Lot, See Remarks

**By Town:** -

**LLD:** -

**Zoning:** CHWY

**Water:** Public

**Sewer:** -

**Utilities:** -

ATTN: Investors, Developers, Business Owners &mdash; Build your dream HERE! Located across from the lake just off of the #1 highway, this parcel of land is a commodity. Centrally located within the choice community of Westlake, this 1/2+ acre is zoned for Highway Commercial with the opportunity to rezone to Multifamily R3, Commercial, or Commercial/Residential mix. A cul-de-sac property, development options include senior housing, dealership, warehouse, mini-storage, brewery, gas station, restaurant, retail, garage, car wash, medical clinic, or professional center. Call today to discuss all options! Note: original owner, 3+ stories. Subject to Town of Strathmore Development Permit.