



GRASSROOTS
REALTY GROUP

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**201 CANAL Boulevard
Strathmore, Alberta**

MLS # A2212733



\$4,127,750

Division: Orchard Business Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 0 sq.ft.

Zoning: CHWY

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 15.01 Acres

Sewer: -

Lot Feat: -

Inclusions: NA

Introducing 4 separate lots available for development. 201 Canal BLVD is the largest at 15.01 acres. (LOT 7 IS 1.38 AC; LOTS 5 AND 6 are each 1.36 AC). Flexible Development Lands in Strathmore For Sale in Canal Crossing Strathmore with direct access to the Trans-Canada Highway. HIGH VISIBILITY. Located just 40 km East of Calgary, easy access to large city facilities. Zoned for Highway commercial, there are many permitted uses (NOTE: childcare facilities are not accepted under the By Laws). Strathmore is slated for heavy growth over the next few years. Major developments are coming to the area (de Havilland/CGC/Phyto Organix Foods). 45 km from YYC International Airport.