

\$489,900 - 105, 245 Canal Avenue, Strathmore

MLS® #A2252713

\$489,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.12 Acres

NONE, Strathmore, Alberta

Great location just off #1 Hwy for your business. This well maintained commercial space offers 1920 sqft. on the main floor plus 480 sqft. mezzanine currently used as a licensed concession with an industrial dishwasher included. It features affordable condo fees, plenty of paved parking and benefits from steady customer traffic of surrounding businesses. Inside you'll find on-demand hot water, two washrooms and an 8-camera security system, complete with door & window motion sensors. The space includes air conditioning, an abundance of 120V outlets, extra wide carpeted stairs and a high-end stereo system. This property is clean, functional and ready for immediate use.

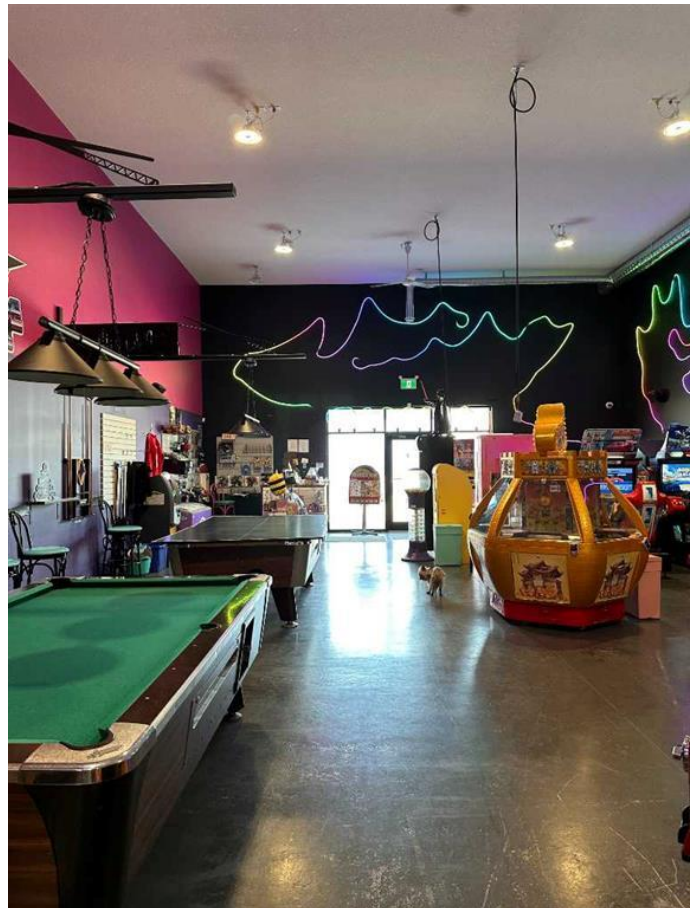
Built in 2022

Essential Information

MLS® #	A2252713
Price	\$489,900
Bathrooms	0.00
Acres	0.12
Year Built	2022
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address 105, 245 Canal Avenue



Subdivision	NONE
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 0C4

Exterior

Roof	Metal
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Additional Information

Date Listed	August 29th, 2025
Days on Market	70
Zoning	C HWY

Listing Details

Listing Office	KIC Realty
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