

# \$4,127,750 - 201 Canal Boulevard, Strathmore

MLS® #A2212733

**\$4,127,750**

0 Bedroom, 0.00 Bathroom,  
Commercial on 15.01 Acres

Orchard Business Park, Strathmore, Alberta

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.



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2212733    |
| Price     | \$4,127,750 |
| Bathrooms | 0.00        |
| Acres     | 15.01       |
| Type      | Commercial  |
| Sub-Type  | Mixed Use   |
| Status    | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 201 Canal Boulevard   |
| Subdivision | Orchard Business Park |

|             |                  |
|-------------|------------------|
| City        | Strathmore       |
| County      | Wheatland County |
| Province    | Alberta          |
| Postal Code | T1P 0C4          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 113             |
| Zoning         | CHWY            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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