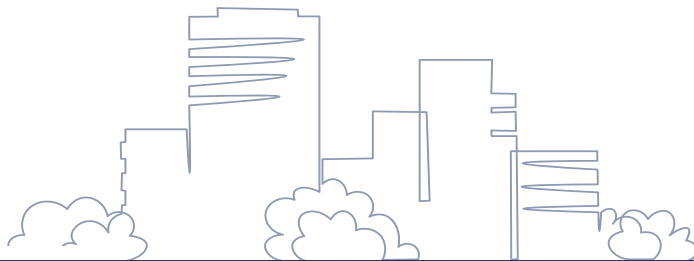


LAND OPPORTUNITY FOR SALE

237 - 1ST AVENUE | STRATHMORE, ALBERTA



Located centrally in Downtown Strathmore, this parcel of land with building enjoys the benefits of being in a dynamic and thriving neighborhood. Surrounded by a mix of residential and commercial spaces, this lot offers convenience and accessibility to various amenities and attractions.

While the building currently on-site presents an opportunity for restoration and preservation, it can also be demolished to make room for new developments. Whether you envision a residential complex, commercial establishment, or a mixed-use project, this land provides a solid foundation for your plans.

Recognizing its immense potential, this property is being offered for sale at land value. This presents a rare chance for investors and developers to acquire a prized piece of real estate in Downtown Strathmore and shape its future according to their vision.

Ria Mavrikos, Associate
Commercial Sales & Leasing
403.875.0886 ria@crealberta.ca

RE/MAX Commercial Capital
Calgary Office | 403.757.0333
Edmonton Office | 780.757.1010



www.crealberta.ca

FOR SALE | LAND WITH BUILDING



PROPERTY DETAILS

MUNICIPAL
237 - 1st Street | Strathmore, Alberta

TYPE
Land Development Opportunity

LAND SIZE
± 11,980 square feet

ZONING
P1 (surrounded by R3 properties)

FINANCIAL DETAILS

LISTED PRICE
\$525,000

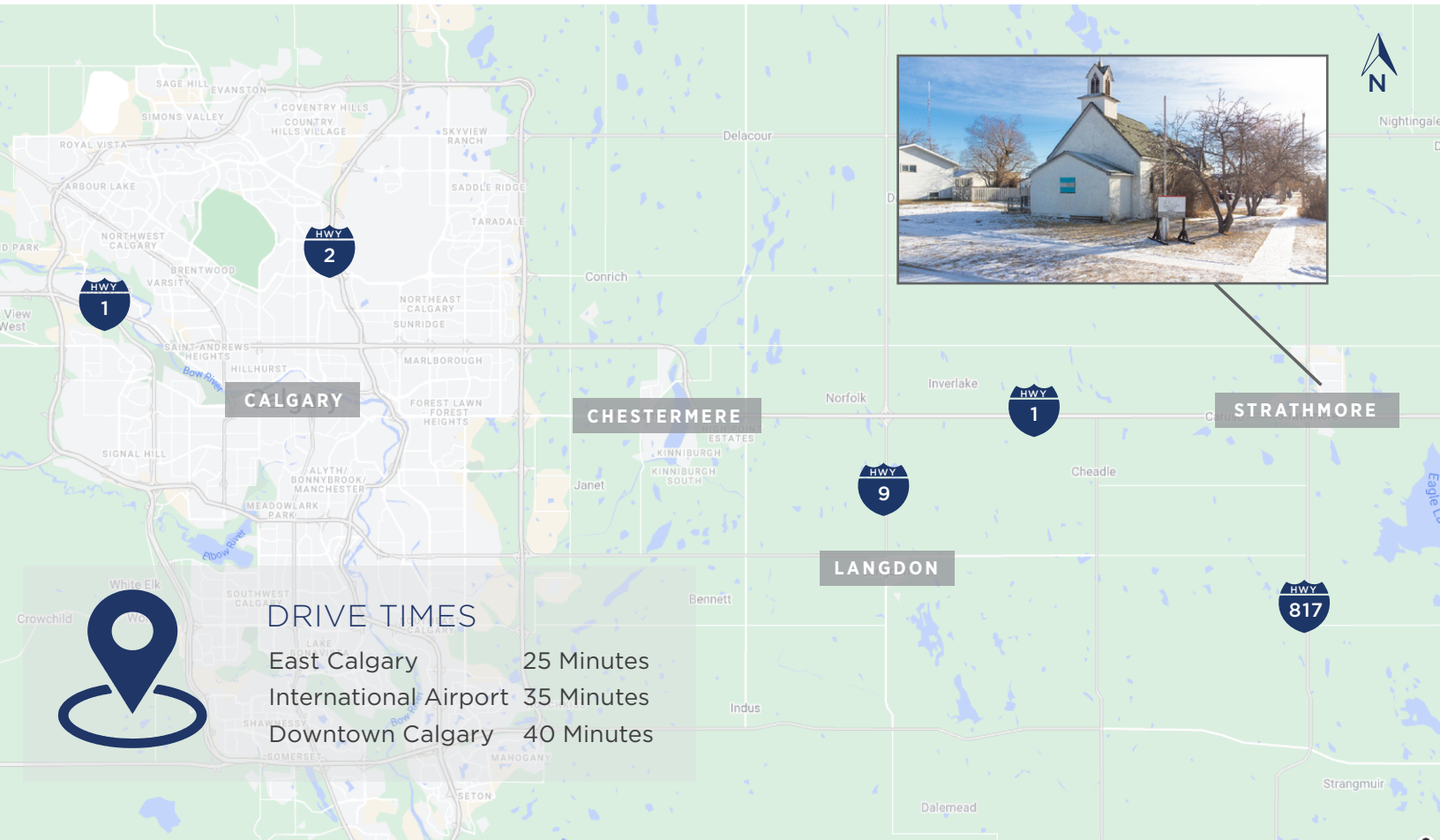
PROPERTY TAXES
\$1,920.03 (2023 actual)



[CLICK FOR CURRENT P1 - PUBLIC SERVICE DISTRICT USES](#)



FOR SALE | LAND WITH BUILDING



DRIVE TIMES
 East Calgary 25 Minutes
 International Airport 35 Minutes
 Downtown Calgary 40 Minutes

DEMOGRAPHICS



NEIGHBOURHOOD POPULATION 15,248
 (5 KM | 2023)



AVERAGE HOUSEHOLD INCOME \$110,286



TRAFFIC COUNTS 13,150
 1ST STREET & GLENDALE E (2017)

TRAFFIC COUNTS 13,290
 1ST STREET & SECOND W (2017)

ABOUT STRATHMORE

Welcome to the Town of Strathmore! The Town where quality of life is a way of life. The Town of Strathmore is a community of over 13,000 people located 40 km east of Calgary with convenient access to the picturesque Bow River. While agricultural developments cover large areas of the surrounding area, Strathmore provides its residents with the benefits of country living, town services and easy access to large city facilities while residing in an area combining heritage and modern amenities.

Strathmore offers wide choices in restaurants, accommodations, hospitality, local wines and shopping. With direct access to the Trans Canada Highway, travelers have been welcomed to use facilities that have now developed into a thriving country town.

CONTACT

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.