

FOR SALE

DOWNTOWN LAND OPPORTUNITY

226 3rd Avenue Strathmore, Alberta



\$235,500

THE PROPERTY

Prime development opportunity in the core of Strathmore. This downtown lot is strategically positioned within walking distance of key amenities, services, and established local businesses, delivering strong fundamentals for long-term value. Zoned CB (Central Business), the property supports a broad range of commercial uses, providing flexibility for retail, office, or mixed-use concepts. High visibility, steady foot traffic, and central access make this a practical acquisition for investors or owner-users looking to secure a foothold in a proven market.

SURROUNDING DEVELOPMENT:

- Proposed 346-hectare (≈ 854 acre) master-planned community expansion
- Development of De Havilland Field, a major aerospace manufacturing and aviation campus located approximately 11 km west of Strathmore in Wheatland County
- Proposed municipal annexation of approximately 3.5 quarter sections (≈ 560 acres) from Wheatland County

Ria Mavrikos

Commercial Sales & Leasing

403.493.0886

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RE/MAX KEY

www.mavrikosrealestate.com

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PROPERTY HIGHLIGHTS:

Lot Size: 0.14 Acres

Zoning: CB

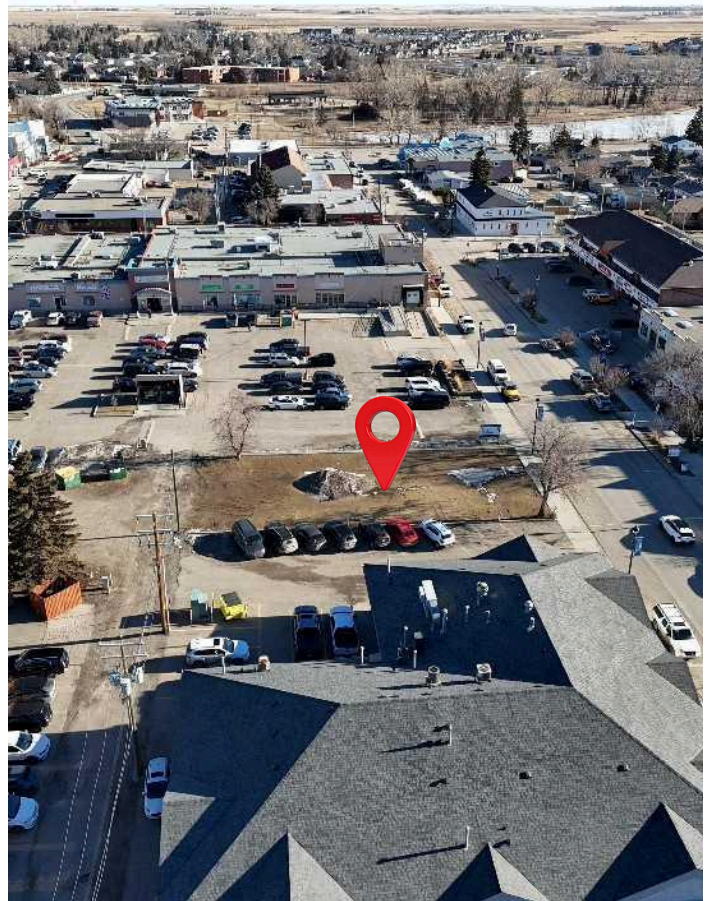
Services: TBV

Taxes: \$1,064/year (2025)

Possession: Immediate

NEARBY AMENITIES

- Mama's Greek Kouzina
- Sagestone Skin & Spa
- Pistil & Stems Floral Boutique
- Main Street Market
- Strathmore Station



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.

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CB - Central Business

PERMITTED USES

Retail Commercial

- Convenience Retail
- General Retail Stores
- Liquor store

Food & Hospitality

- Eating & Drinking Establishments (minor)
- Bed and Breakfast

Office & Professional Services

- Professional Offices
- Office Support Services
- Home Office

Personal & Health Services

- Personal Service Shops
- Health Services

Light Commercial & Contractor Uses

- Limited Contractor Services
- Custom Manufacturing Establishments

Community & Civic Uses

- Government Services
- Libraries & Cultural Exhibits
- Protective & Emergency Services
- Public assembly (minor)
- Public parks

DISCRETIONARY USES

Recreation & Assembly

- Indoor athletic and recreational facilities
- Major public assembly establishments
- Private clubs

Hospitality & Accommodation

- Hotels
- Major eating and drinking establishments

Funeral home

Retail & Regulated Sales

- Cannabis stores
- Gas bar

Child Care & Education

- Child care services
- Education services

Commercial & Contractor Operations

- General contractor services
- Fleet services

Animal Services

- Pet care facilities

Residential & Home-Based Uses

- Existing single detached housing (prior to bylaw adoption)
- Home occupation

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