

# INDUSTRIAL WAREHOUSE FOR SALE

## 202A Canal Court Strathmore, AB T1P 0C4



### PROPERTY Information

**Building Area:** 1,920 Sq Ft + 900 Sq Ft Mezzanine  
**Zoning:** M1 (Light Industrial District)  
**LINC#:** 0035661438  
**Legal Address:** Plan 1311187 Unit 6 UF 1733  
**Tax Amount:** \$3,820.00 (2024)

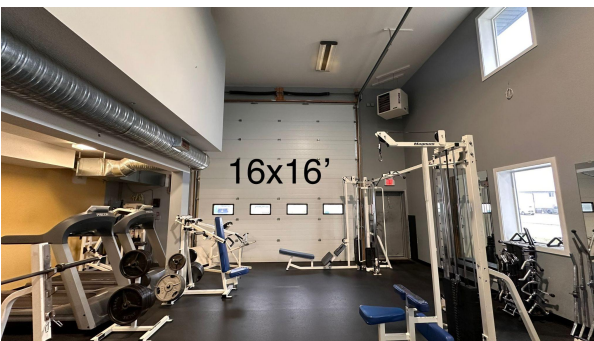
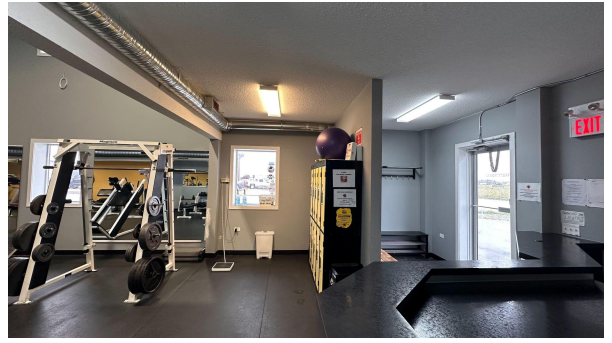
Sump and drive-in door 16' x 16' ft. overhead door at back. Overhead Shop heater, 2 bathrooms and studio/storage/office space. HVAC provides heat and air conditioning to the entire building. Parking available front and back. 30 minutes to Calgary and 20 minutes to Chestermere. The business and business assets are not included in this price as they are owned by a separate entity. They can be purchased from the owner as a package on two offers.

Bob Shedly  
REALTOR  
bob@2121.ca  
www.powerrealty.ca  
403.324.2222

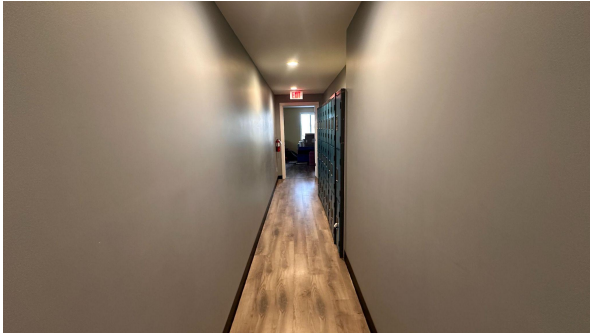
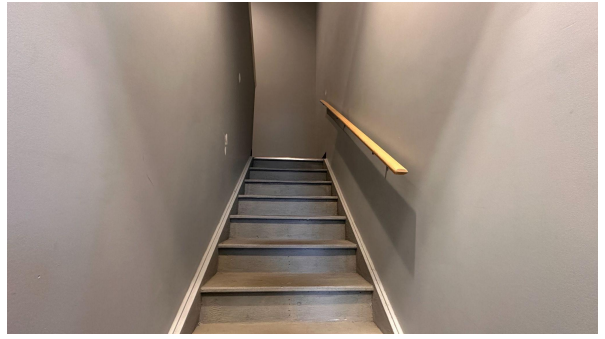
**CENTURY 21**  
PowerRealty.ca

200, 2974 Main Street SE  
Airdrie, AB T4B 3G4

COMMERCIAL









**4.14** | **M1 – LIGHT INDUSTRIAL DISTRICT**

1) **PURPOSE:** To provide for a light industrial district with uses that are carried on in buildings, on-site, with limited outside storage and retail sales.

2) **USES:**

a) **Permitted Uses**

- Accessory Buildings
- Auctioneering Establishments
- Automotive and Equipment Repair Shops
- Automotive and Recreational Vehicle Sales/Rentals
- Automotive Services
- Bus Services
- Contractor Services, General
- Contractor Services, Limited
- Custodial Dwelling Unit
- Custom Manufacturing Establishments
- Detention and Correction Services
- Fleet Services
- Funeral Home
- General Industrial – Minor
- Government Services
- Greenhouses and Plant Nurseries
- Heavy Vehicle and Equipment Sales and Rentals
- Indoor Firing Range
- Kennels
- Parking
- Public Parks
- Private Recreational Vehicle Storage
- Professional Offices and Support Services, ancillary to the Primary Use Only
- Protective and Emergency Services
- Recycling Depots
- Religious Assembly
- Residential Sales Centre
- Retail Stores, General
- Signs
- Truck and Mobile Home Sales/Rentals
- Utilities
- Veterinary Services, Minor

Bylaw #17-12

b) **Discretionary Uses**

- Adult Entertainment
- Athletic and Recreational Facility, Indoor
- Athletic and Recreational Facility, Outdoor
- Auto Body and Paint Shops
- Cannabis Stores
- Drive Through Food Services

Bylaw #17-09

Bylaw #18-08



Bylaw #16-10	Eating and Drinking Establishments, Major Eating and Drinking Establishments, Minor Educational Services
Bylaw #15-40	Emergency Shelter
Bylaw #16-10	Equipment and Storage Yard Firing Range Gas Bar Mini or Self Storage Public Assembly Establishments, Major and Minor Service Stations
Bylaw #17-12	Utility Building Veterinary Services, Major Emergency Shelter

### 3) GENERAL SITE REQUIREMENTS:

#### a) Site Area

- i. 929m<sup>2</sup>

#### b) Minimum Landscaped Area

- i. A minimum 4.5m landscaped strip parallel to the front road and a 3.0m landscaped strip on every other property edge that abuts a non-industrial use, to the satisfaction of the Approving Authority

#### c) Minimum Front Yard Setback

- i. Principal Building – 6 m
- ii. Accessory Building – As determined by the Development Officer

#### d) Minimum Rear Yard Setback

- i. Principal Building – 1 m
- ii. Accessory Building – 1 m

#### e) Minimum Side Yard Setback - As determined by the Development Officer

#### f) Site Coverage - As determined by the Development Officer

#### g) Building Height

- |              |  |
|--------------|--|
| Bylaw #16-10 | i. As required by the Approving Authority for the Principal Building<br>ii. 5.0 m for the Accessory Building |
|--------------|--|

### 4) OTHER SITE REQUIREMENTS:

#### Parking Areas

- a) All required parking areas shall be at minimum graveled and maintained to minimize dust.

#### Exterior Building Materials

- b) Exteriors of Additions to existing buildings shall be constructed with materials compatible to the existing buildings, to the satisfaction of the Approving Authority.

CANAL BOULEVARD

CANAL COURT

UNIT 6

UNIT 5

UNIT 4

UNIT 3

UNIT 2

UNIT 1

UNIT 7

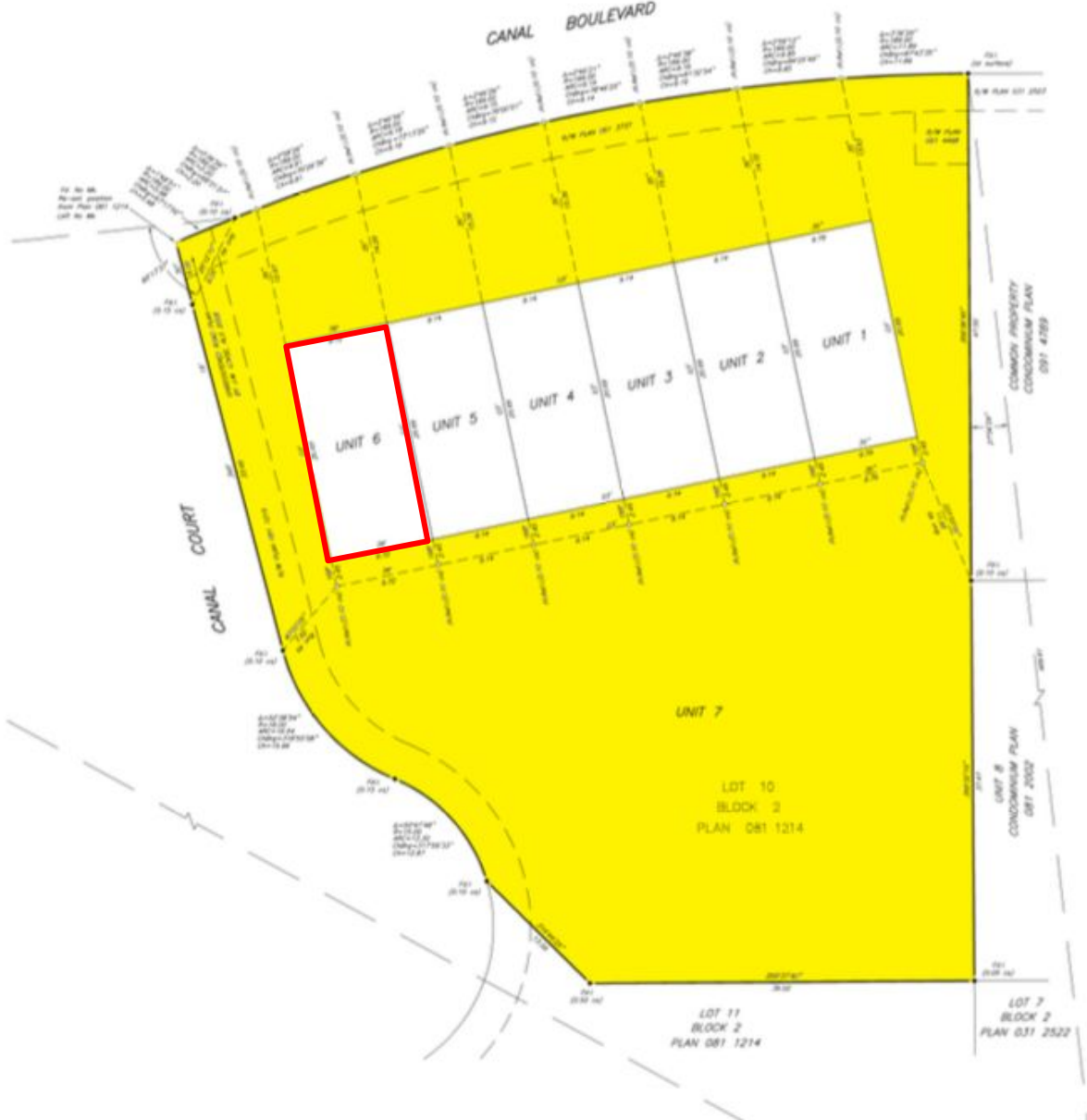
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BLOCK 2  
PLAN 081 1214

LOT 11  
BLOCK 2  
PLAN 081 1214

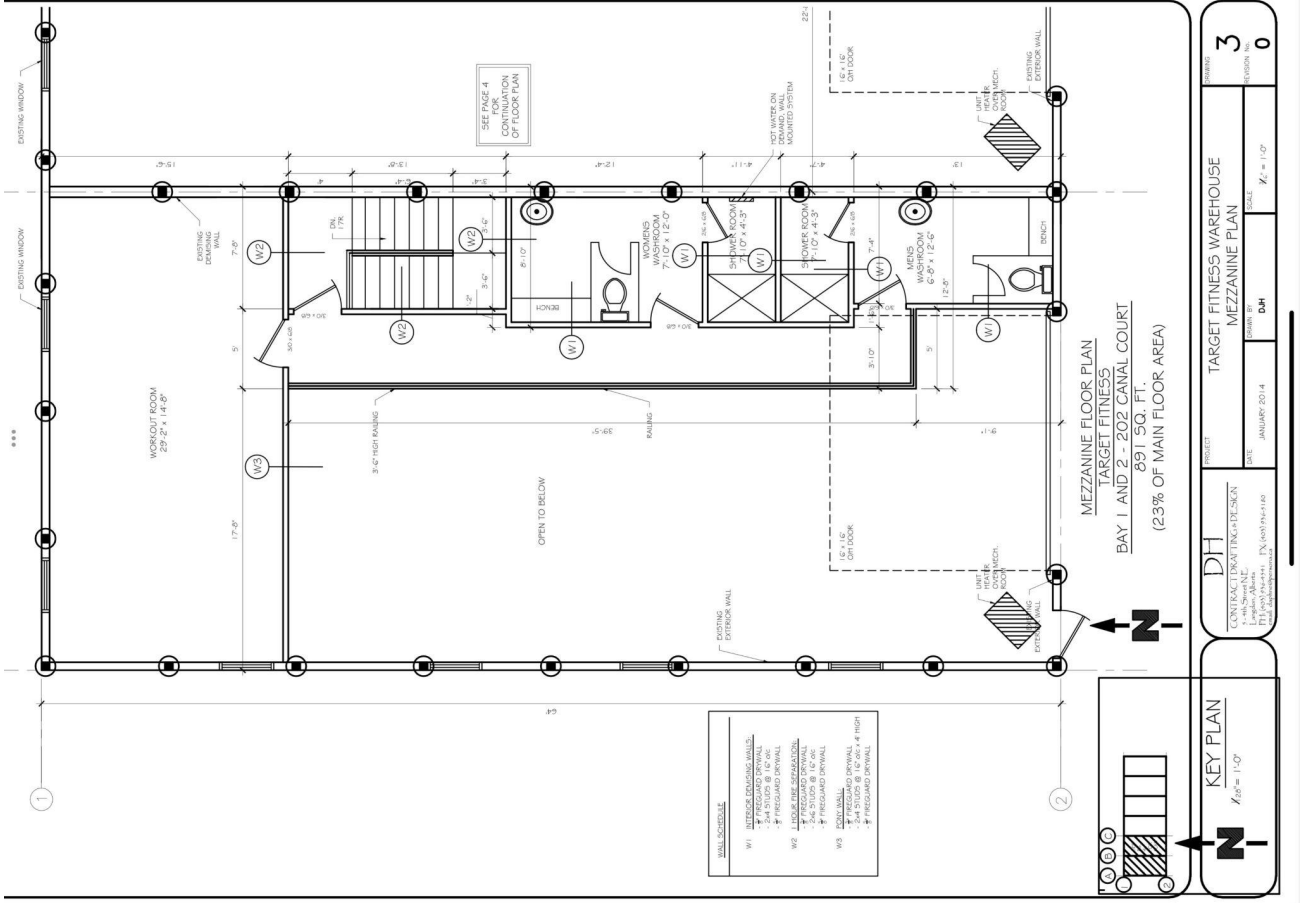
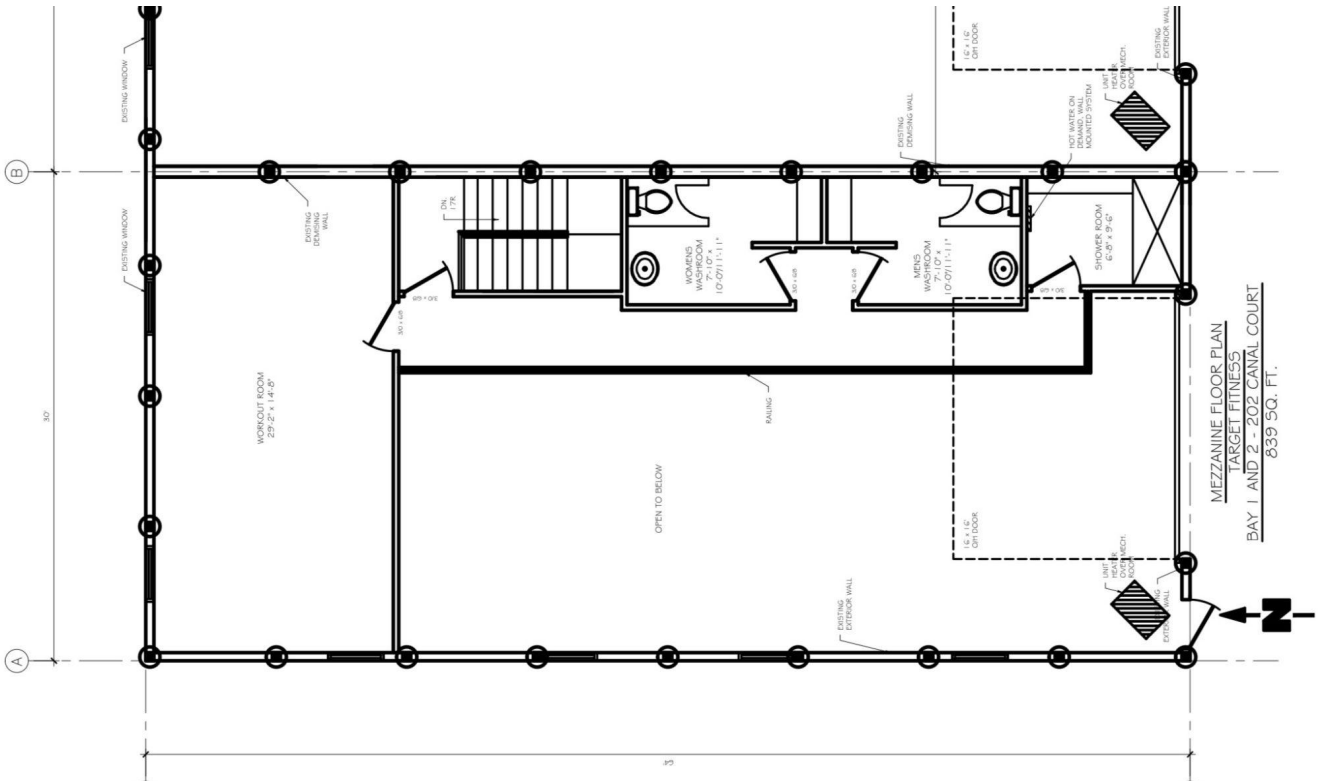
LOT 7  
BLOCK 2  
PLAN 031 2522

COMMON PROPERTY  
CONDOMINIUM PLAN  
091 4299

UNIT 8  
CONDOMINIUM PLAN  
081 2002







WALL SCHEDULE

W1	INTERIOR NON-PANIC WALLS
-	FRASCARD DRYPAN
-	FRASCARD 8' PANEL
-	FRASCARD 8' WALL
W2	1 LOCKER-RAMP SEPARATION
-	FRASCARD DRYPAN
-	FRASCARD 8' PANEL
-	FRASCARD DRYPAN
W3	DOOR WALL
-	FRASCARD DRYPAN
-	FRASCARD DRYPAN
-	FRASCARD DRYPAN

KEY PLAN  
1/8" = 1'-0"

CONTRACTOR: DH  
CENTRAL TRADING AND SERVICE  
Langley, Alberta  
11110-101 Street, Langley, BC V4V 1G1  
TEL: 604-881-1111

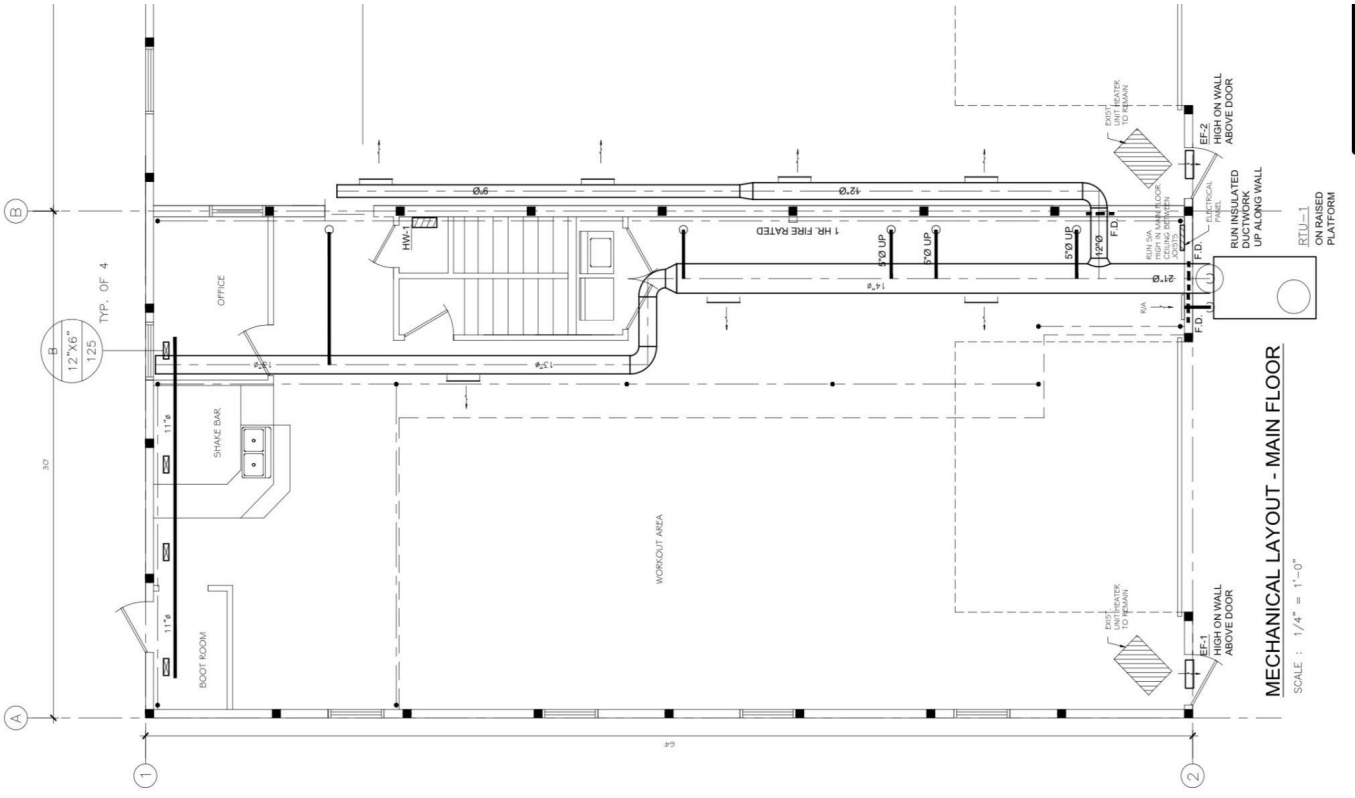
DATE: JANUARY 2014

SCALE: 1/8" = 1'-0"

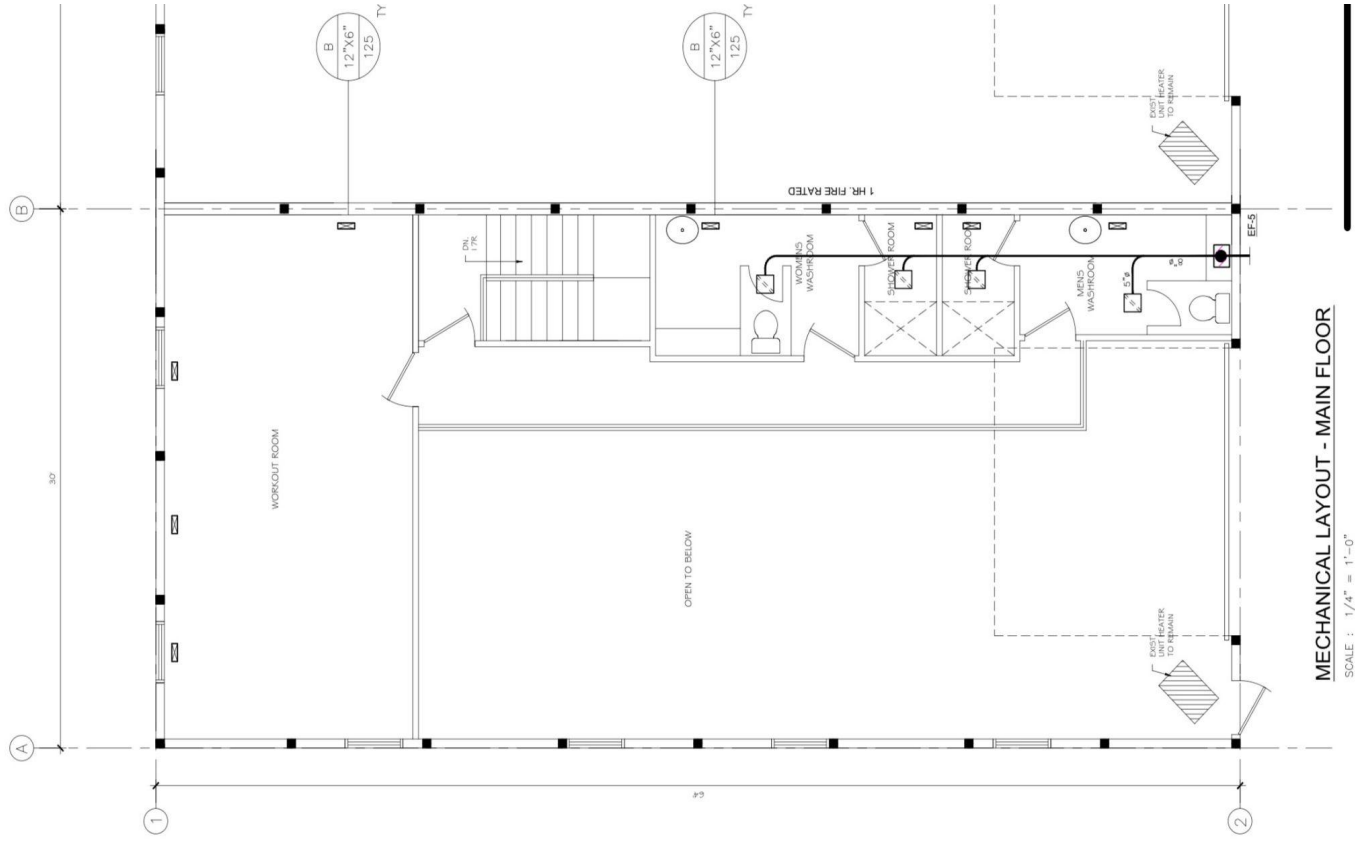
PROJECT: TARGET FITNESS WAREHOUSE  
MEZZANINE PLAN

REVISION: 3

DATE: 0



**MECHANICAL LAYOUT - MAIN FLOOR**  
 SCALE : 1/4" = 1'-0"



**MECHANICAL LAYOUT - MAIN FLOOR**  
 SCALE : 1/4" = 1'-0"





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