

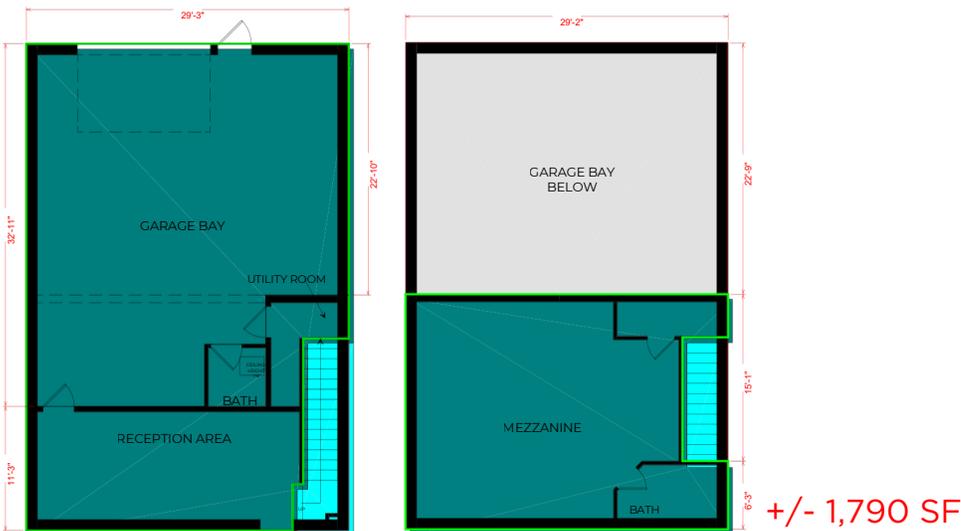


PROPERTY INFORMATION

Well-maintained small bay located immediately off Highway #1 in Strathmore, offering excellent exposure and accessibility.

The unit features a main-floor entrance with retail/showroom capability, an 18-foot clear warehouse ceiling, and an oversized drive-in overhead door suitable for a range of light industrial or commercial uses.

The upper mezzanine includes a second washroom, creating a practical and comfortable office environment. Zoned **C-HWY**, allowing for a variety of highway-oriented commercial uses.



CONTACT INFO

Ria Mavrikos

Sales & Leasing
REMAX KEY

Phone

403.493.0886

Website

mavrikosrealestate.com

Email

mavrikoscre@gmail.com

PROPERTY HIGHLIGHTS

Warehouse: +/- 854 sf

Showroom: +/- 360 sf

Mezzanine/Office: +/- 576 sf

Drive-in Loading: 10' x 14'

Year Built: 2009

Power: 200 AMP

Cooling: A/C

Privately Gated Backyard

Integrated Sound System

Installed Alarm System

Zoning: C-HWY

Condo Fees: \$2,600 yearly

NEARBY AMENITIES

Tina's No Frills

McDonalds

Tim Hortons

Boston Pizza

