

# INDUSTRIAL FOR LEASE

BAY G, 130 CANAL GARDENS | STRATHMORE, AB



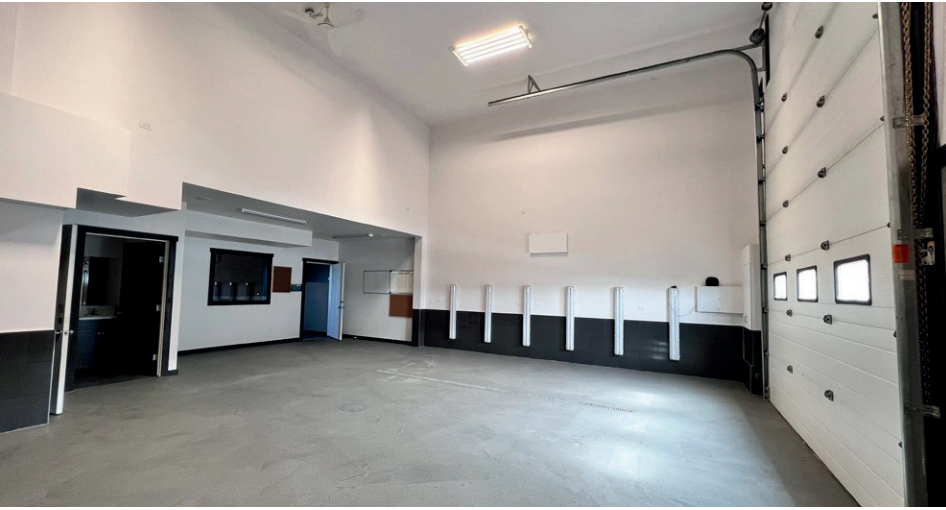
- Meticulously well kept small bay, located right off Highway #1 in Strathmore, Alberta
- Main floor entrance with retail/showroom, 18' ceilings in the warehouse, with oversized drive-in door
- Second washroom included in upper mezzanine which makes for a comfortable office space
- Zoned C-HWY
- Immediate possession

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# FOR LEASE | INDUSTRIAL FLEX SPACE IN STRATHMORE



## PROPERTY DETAILS

SPACE TYPE  
Industrial/Showroom/Office

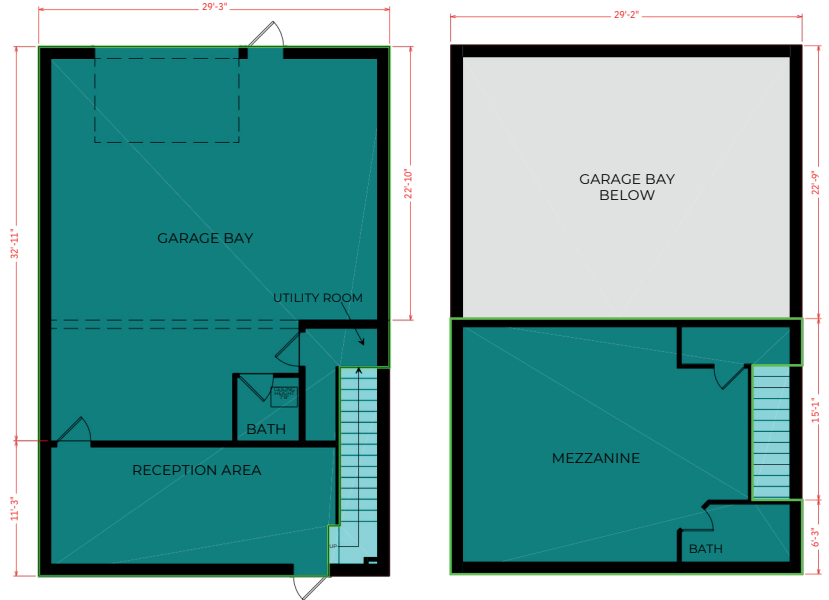
AVAILABLE SPACE  
± 1,790 square feet

YEAR BUILT  
2009

POWER  
100 Amps

ZONING  
C-HWY

[CLICK FOR  
CURRENT C-  
HWY USES](#)



## LEASE RATE

\$13.00 PSF

## OPERATING COSTS

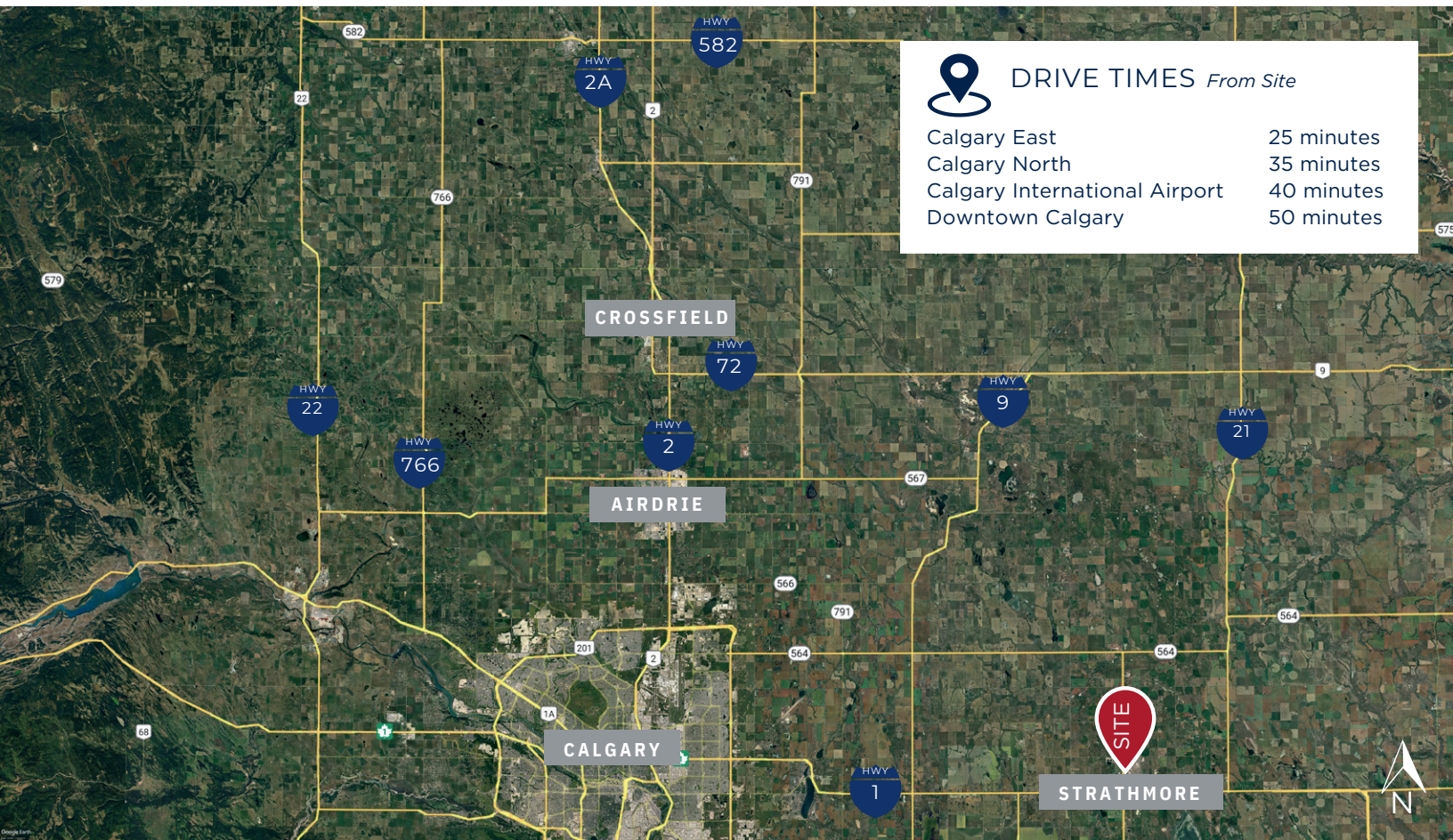
\$4.69 PSF

*(2024 ESTIMATE INCLUDES TENANT PROPORTIONATE SHARE OF CONDOMINIUM FEES, PROPERTY TAXES, BUILDING INSURANCE, REPAIRS/MAINTENANCE & MANAGEMENT)*





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## DRIVE TIMES *From Site*

Calgary East	25 minutes
Calgary North	35 minutes
Calgary International Airport	40 minutes
Downtown Calgary	50 minutes

## DEMOGRAPHICS



NEIGHBOURHOOD  
POPULATION  
(5 KM | 2023)

**15,252**



AVERAGE  
HOUSEHOLD  
INCOME

**\$110,344**



TRAFFIC COUNTS  
WHEATLAND TR &  
CANAL BLVD (2019)

**6,470**

TRAFFIC COUNTS  
HIGHWAY 1 STRATHMORE  
(2019)

**14,650**

## ABOUT STRATHMORE

*Nestled in the heart of the Canadian prairies, Strathmore, Alberta, is a town that epitomizes the charm and warmth of rural living while offering the amenities and opportunities of a growing community. Located just 40 kilometers east of Calgary, Strathmore serves as a perfect retreat from the hustle and bustle of city life, providing a serene yet dynamic environment for residents and visitors alike.*

*Strathmore's economy is diverse, with agriculture, retail, and manufacturing playing significant roles. The town's strategic location near Calgary and major highways makes it an attractive destination for businesses and investors. Efforts to boost economic development include initiatives to support local entrepreneurs and attract new industries, ensuring a prosperous future for the town.*

*Sustainable development is also a priority, with projects aimed at enhancing infrastructure, preserving natural resources, and promoting green energy. Strathmore's forward-thinking approach positions it as a model for small-town resilience and adaptability in the face of changing economic and environmental landscapes.*

## 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.*