

\$400,000 - 405 Canal Boulevard, Strathmore

MLS® #A1222086

\$400,000

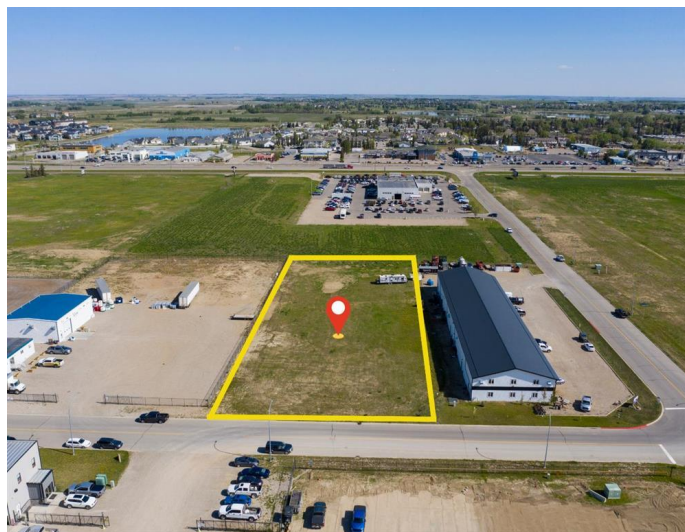
0 Bedroom, 0.00 Bathroom,
Land on 1.50 Acres

Spruce Business Park, Strathmore, Alberta

405 CANAL BLVD offer 1.5 ACRES of Raw Land & an OPPORTUNITY to build your OWN adventure. GREAT location just off HIGHWAY 1 & behind DODGE dealership. Excellent property to DEVELOP into a VARIETY of situations W/ POWER & GAS to PROPERTY line, the POSSIBILITIES are endless if you have the IMAGINATION & VISION to carry it OUT! You won't get THIS OPPORTUNITY anywhere near Calgary, especially this CLOSE TO HIGHWAY 1 for this kind of \$\$\$\$\$. M1 Zoning allows for a VARIETY of uses & CAN include FLEET services, HEAVY EQUIPMENT SALES & RENTALS or Religious Assembly. No offsite costs " all offsite costs have been paid and there are none remaining (confirmed by Town of Strathmore Mar 8 2023). Don't miss OUT on this GROWING & EXPANDING community, take a DRIVE BY to see!!!

Essential Information

MLS® #	A1222086
Price	\$400,000
Sold Price	\$385,000
Bathrooms	0.00
Acres	1.50
Type	Land
Sub-Type	Industrial Land
Status	Sold



Community Information

Address	405 Canal Boulevard
Subdivision	Spruce Business Park
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 0C4

Amenities

Utilities	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line
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Exterior

Lot Description	Level, Standard Shaped Lot, Rectangular Lot
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Additional Information

Date Listed	June 3rd, 2022
Date Sold	March 4th, 2024
Days on Market	637
Zoning	M1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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