

\$1,100,000 - 87 Slater Road, Strathmore

MLS® #A2102335

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.57 Acres

Spruce Business Park, Strathmore, Alberta

Priced to SELL. MOVE IN NOW. VACANT . IMMEDIATE POSSESSION. Property will not be replaced at this price. Unlimited Opportunity for Use. Owner Retires. Price Adjusted to Sell. BRING YOUR BUSINESS! With 6,744 sq. ft. MAIN FLOOR. 572. sq. ft. MEZZANINE on .57 acre this site. Fenced Yard. welcomes many uses with zoning allowing for light industrial commercial. From shop to office, warehouse to trucking, mechanical to distribution, the land and building offer a flexible and functional work environment. Upon entry to the building, visitors are welcomed by a reception desk and a well-situated office. Down the hall is convenient access to two 2-piece washrooms. Multiple entry and exit points offer excellent access to the two workshop areas with both spaces efficiently fitted to an open-plan work style with large overhead doors. The building can also accommodate a segmented plan. The mezzanine has ample storage areas, providing further flexibility to this quality offering. Located in Strathmore's Spruce Park Light Industrial Park , the site is for sale by the original owner and is truly a commercial property that ticks all the boxes. A tremendous opportunity to invest in yourself, not your landlord! Call TODAY TO VIEW!

Built in 2003

Essential Information



MLS® #	A2102335
Price	\$1,100,000
Sold Price	\$930,000
Bathrooms	0.00
Acres	0.57
Year Built	2003
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	87 Slater Road
Subdivision	Spruce Business Park
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1R8

Amenities

Utilities	Electricity Paid For, Natural Gas Paid, Sewer Connected, Water Connected
Parking Spaces	30

Interior

Heating	Hot Water, Natural Gas
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Exterior

Lot Description	Low Maintenance Landscape, Level
Roof	Metal
Construction	Metal Frame, Metal Siding
Foundation	Slab

Additional Information

Date Listed	January 20th, 2024
Date Sold	January 7th, 2025
Days on Market	352
Zoning	M1
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX Landan Real Estate

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