

\$14 - 239b Third Avenue, Strathmore

MLS® #A2201773

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown_Strathmore, Strathmore, Alberta

Incredible lease opportunity. 2665 sq. ft. available June 1, 2025 in a high visibility area. One of the busiest intersections in downtown Strathmore on the corner of 3 RD Ave and 3 RD Street. Brick and steel construction and central air conditioning and heat. Lease rate \$14.00 sq ft with 3% escalation per year over a 5 year lease. Operating costs are currently \$3,50 sq, ft, per year. Do not disturb tenants.

Built in 1979

Essential Information

MLS® #	A2201773
Price	\$14
Sold Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Retail
Status	Sold

Community Information

Address	239b Third Avenue
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1K3



Amenities

Parking Spaces 5

Interior

Heating Natural Gas, Central
Cooling Full

Exterior

Roof Asphalt/Gravel
Construction Concrete, See Remarks
Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2025
Date Sold March 27th, 2025
Days on Market 15
Zoning CB
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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