

\$4,127,750 - 201 Canal Boulevard, Strathmore

MLS® #A2212733

\$4,127,750

0 Bedroom, 0.00 Bathroom,
Commercial on 15.01 Acres

Orchard Business Park, Strathmore, Alberta

Introducing 4 separate lots available for development. 201 Canal BLVD is the largest at 15.01 acres. (LOT 7 IS 1.38 AC; LOTS 5 AND 6 are each 1.36 AC). Flexible Development Lands in Strathmore For Sale in Canal Crossing Strathmore with direct access to the Trans-Canada Highway. HIGH VISIBILITY. Located just 40 km East of Calgary, easy access to large city facilities. Zoned for Highway commercial, there are many permitted uses (NOTE: childcare facilities are not accepted under the By Laws). Strathmore is slated for heavy growth over the next few years. Major developments are coming to the area (de Havilland/CGC/Phyto Organix Foods). 45 km from YYC International Airport.



Essential Information

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|-----------|-------------|
| MLS® # | A2212733 |
| Price | \$4,127,750 |
| Bathrooms | 0.00 |
| Acres | 15.01 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 201 Canal Boulevard |
| Subdivision | Orchard Business Park |

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|-------------|------------------|
| City | Strathmore |
| County | Wheatland County |
| Province | Alberta |
| Postal Code | T1P 0C4 |

Additional Information

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|----------------|-----------------|
| Date Listed | July 14th, 2025 |
| Days on Market | 8 |
| Zoning | CHWY |

Listing Details

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|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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