

# \$421,600 - 455 Canal Avenue, Strathmore

MLS® #A2212730

**\$421,600**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.36 Acres

Orchard Business Park, Strathmore, Alberta

PRIME HIGHWAY COMMERCIAL LOT in the CANALS of Strathmore. 1.36 acre of land. Deep services are in place along with the gas and electricity. Strathmore is a growing community with a population nearing 15,000. The median household income (2021) is \$88,663. The trade population is 38,000 and growing. Strathmore is located 54 km from Calgary and 177 km from Lethbridge. The CGC plant is located 21 km SW of Strathmore towards Carseland and De Havilland Field is only 15 km to the West of Strathmore. This is one of 3 lots of similar size now available. This lot is a block away from the Trans Canada Highway, with vehicle traffic of over 30,000 per day and having easy access. The town's economy base is diversified with manufacturing, cattle operations, agriculture, public sector, and oil and gas. The town has available services to double in size and has a number of Area Structure Plans in progress

Built in 1900

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2212730   |
| Price      | \$421,600  |
| Bathrooms  | 0.00       |
| Acres      | 1.36       |
| Year Built | 1900       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |



Status                      Active

**Community Information**

Address                      455 Canal Avenue  
Subdivision                  Orchard Business Park  
City                            Strathmore  
County                        Wheatland County  
Province                      Alberta  
Postal Code                  T1P 0C4

**Additional Information**

Date Listed                  July 14th, 2025  
Days on Market              32  
Zoning                        M1

**Listing Details**

Listing Office                CIR Realty

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