

**AVISON
YOUNG**

For Lease

300 Edgefield Gate
Strathmore, AB



Large Format Stand Alone Building Available for Lease!

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Demographics

5 km



\$97,926

Average household income



16,099

Population



6,064

Households



14,312

Daytime population

Details

Available:

28,000 sf

Occupancy:

Immediate

Rate:

Market

Additional rent:

TBD

Parking:

Surface parking available

A photograph of the exterior of a Peavey Mart hardware store. The building features a large red sign with the Peavey Mart logo and the tagline "Hardware & A Whole Lot More!". The entrance is framed by stone pillars. The address number 300 is visible above the entrance. The building has a mix of beige and red siding. In the foreground, there are some outdoor equipment items like lawnmowers and a red pickup truck parked in the lot.

Site Plan

A detailed architectural site plan for a property. The plan shows a large rectangular area outlined in orange, labeled "Available 28,000 sf". To the right of this area is a "FENCED COMPOUND" containing a "PROPOSED GREEN HOUSE". Further to the right is a blue-shaded area labeled "Future Development Site". The plan includes various annotations for parking spaces, drive aisles, and property boundaries. Dimensions and specific area measurements are provided throughout the drawing.

An aerial photograph of a commercial area in Strathmore, AB. The "Subject Property" is highlighted with an orange dashed box. Surrounding it are various businesses, including Walmart, PIZZA 73, Sobey's Liquor, Shoppers Drug Mart, RBC Royal Bank, Mark's, ANYTIME FITNESS, pet planet, petvalu, CO-OP, and DOLLARAMA. The property is located near the intersection of Trans-Canada Hwy (Highway 1) and George Freeman Trail.

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information on any of our
services, please call or visit
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