

FOR SALE

OFFICE AND INDUSTRIAL FACILITY

114 & 118 CANAL GARDEN STRATHMORE, AB



\$2,800,000

- Exceptional opportunity to acquire a one-of-a-kind, highly functional office and industrial facility in the growing community of Strathmore, AB. Located in the established industrial area of Canal Gardens, the property benefits from efficient access to Highway 1, supporting strong connectivity for staff, clients, and logistics.
- This unique building at 114 Canal Gardens offers a well-designed layout featuring multiple private offices, several boardrooms, and dedicated teaching or training spaces—well suited for professional, institutional, or service-based users.
- The warehouse component is built for performance, with three oversized bay doors and one standard-grade door, accommodating a range of operational requirements.
- The offering also includes adjoining land, bringing the total site area to 3.52 acres with 2 Titles—providing flexibility for future expansion, additional parking, or yard use.

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403.493.0886
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PROPERTY DETAILS

OFFICE TOTAL SIZE	+12,926 SF
OFFICE MAIN FLOOR	±3155 SF
OFFICE 2 ND FLOOR	±3297 SF
BASEMENT	±3669 SF
MEZZANINE	±876 SF
WAREHOUSE	±5596 SF
LOT SIZE	±3.52 ACRES
ZONING	C HWY
CEILING HEIGHT (IN BAY)	16.5'
POWER	225 AMP / 3 PHASE
PARKING	27

**LINK TO
VIRTUAL
TOUR**



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