

**1,200 SQ. FT. INDUSTRIAL**



**5 BAYSIDE PLACE UNIT #111  
STRATHMORE, AB**

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**Royal LePage® Benchmark, Brokerage**

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Independently Owned & Operated

**FOR SALE**

# \$290,000.00

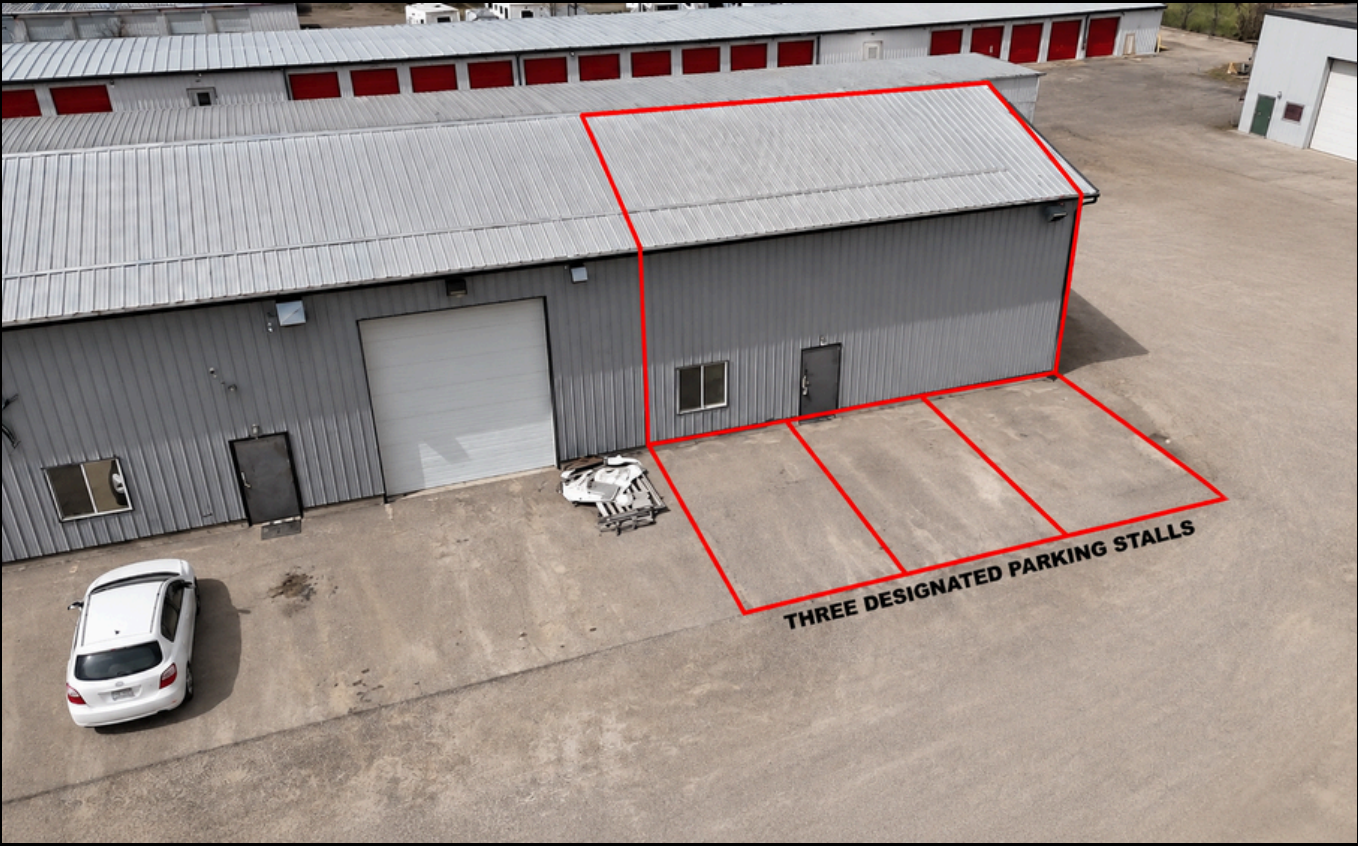
## Property Features

- Welcome to Bayside Place in the well-established Brentwood Business Park in Strathmore, excellent opportunity to own a versatile light industrial/commercial bay, now available with vacant possession for immediate use or leasing.
- This 1,200 sq.ft end-unit bay offers outstanding functionality and flexibility for a wide range of business types.
- Parking includes 3 assigned stalls plus 3 additional common stalls, providing ample space for employees and visitors.
- There is also space on the west side for a fenced area for storage if required.
- With M1 - Light industrial zoning this allows for a wide range of low-impact industrial, commercial and service-based uses, typically conducted within enclosed buildings. Permitted uses include automotive services, contractor trades, warehousing, light manufacturing, offices, and select retail or recreational businesses. This flexible zoning is ideal for anyone seeking a functional environment.
- Whether you're an owner-operator looking for the right workspace or an investor ready to secure a flexible asset, this property delivers on location, usability, and potential.

**Immediate possession available - Viewings by appointment**



PROPERTY OVERVIEW

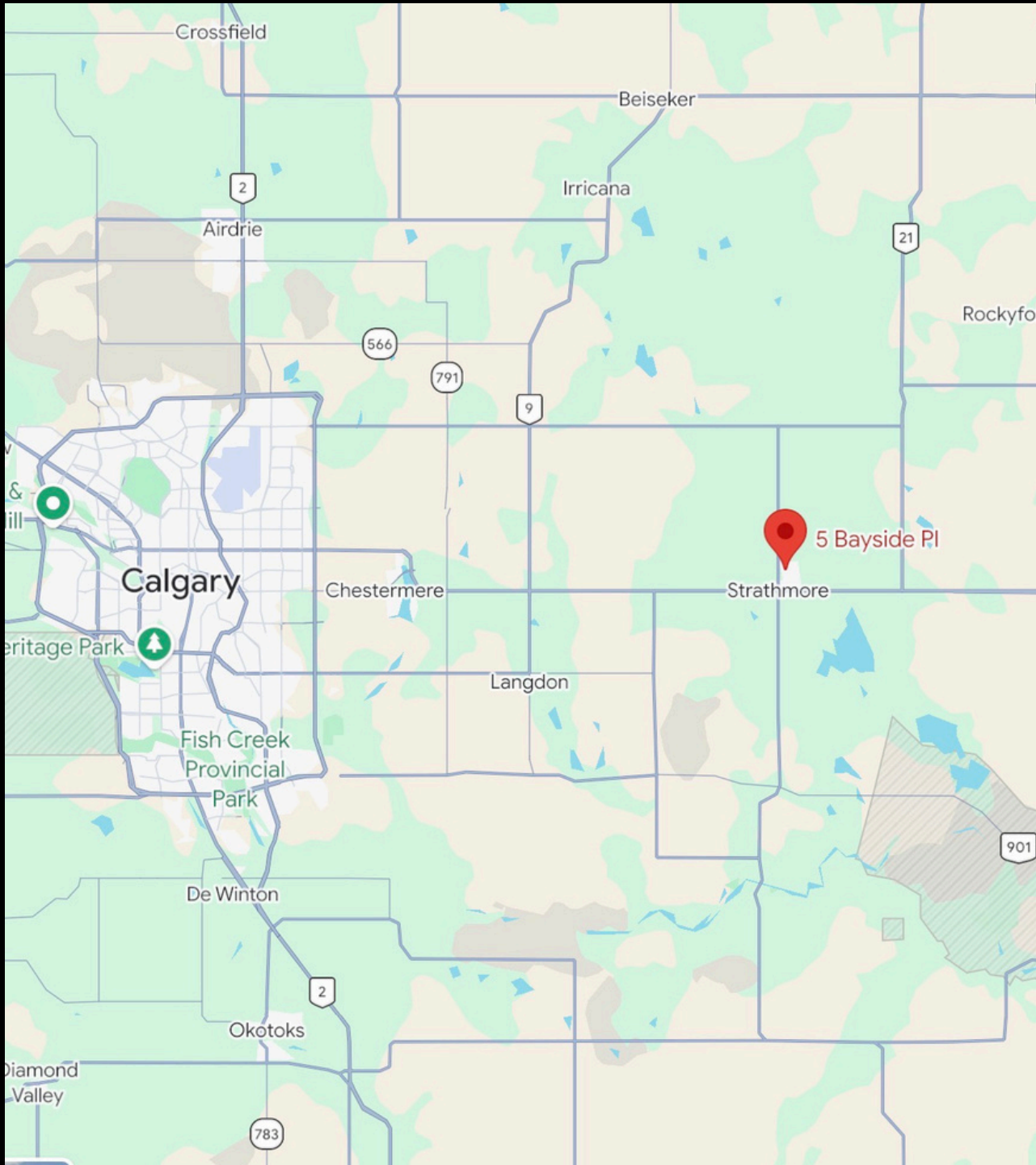


PROPERTY PHOTOS

# PROPERTY PHOTOS



# LOCATION MAP



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