

# \$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

|           |             |
|-----------|-------------|
| 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 |

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 71              |
| Zoning         | CHWY            |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.