

FOR SALE OR LEASE

601 Westmount Road
Strathmore, Alberta



Call for More Info

403.667.5732

LILA MILLER

Avenue Commercial

lilamillerinfo@gmail.com



Legal: Plan:0212993 Block: 01 Lot: 17

Linc# 0036 076 438

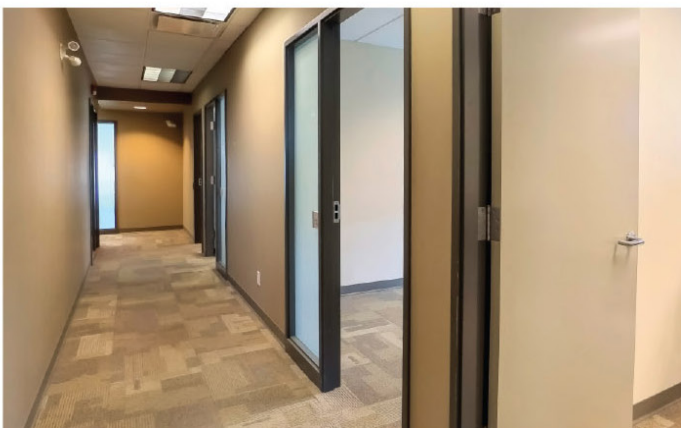
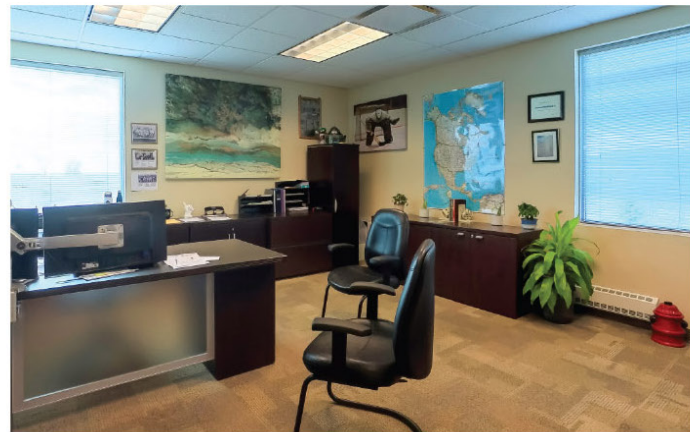
Price: \$3,995,000

Rate: \$28.00 psf Triple Net Lease

Parking: Ample

Note: Great view of the lake and walking path to the North

VENDOR FINANCING AVAILABLE





An incredible opportunity for your business HQ.

Built in 2008, this 2-story office building is located in the desirable community of Strathmore, Alberta.

15,000 sq ft (12,000 usable office space).

Located just 40 km east of Calgary, this building is a block away from the Trans Canada Highway, with vehicle traffic of over 30,000 per day.

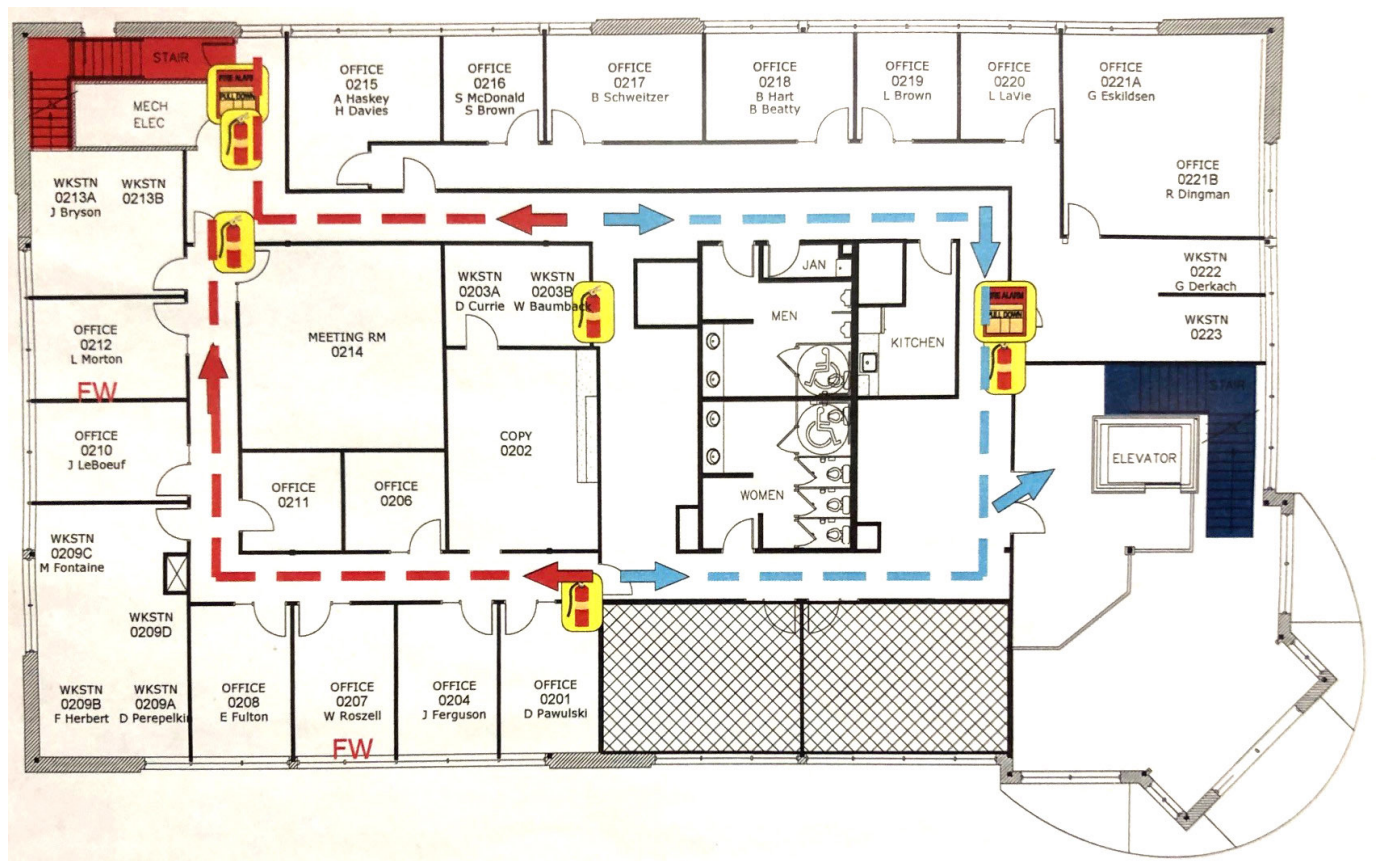
The population of Strathmore has nearly doubled to 15,000+ over a 5 year period and with 8 currently adopted development plans, including over 9,000 new residential units.



FIRST FLOOR



SECOND FLOOR





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