

**AVISON  
YOUNG**

**TETRA**  
REALTY ADVISORS INC

**For Sale**

**220 Ridge Road  
Strathmore, Alberta**



2,498 sf freestanding building, fully  
leased to KFC

**Daniel Lee\***, Partner  
Tetra Realty  
604 763 2066  
daniel.lee@tetraREALTY.ca  
*\*Daniel J. Lee Personal Real Estate Corporation*

**Brendan Hannah\***, Senior Associate  
Avison Young  
604 757 5130  
brendan.hannah@avisonyoung.com  
*\*Brendan Hannah Personal Real Estate Corporation*



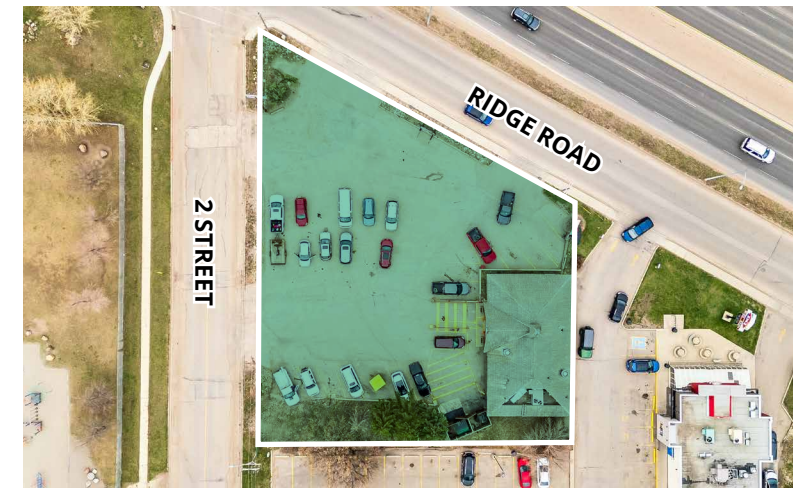
**Demographics**

**14,896**  
POPULATION

**39.6**  
MEDIAN AGE

**4.9%**  
% POPULATION CHANGE  
(2021-2024)

**\$104,015**  
2021 HOUSEHOLD INCOME



**Tenant highlight**

**KFC**  
Kentucky Fried was established more than 75 years ago. Today KFC operates 23,000 restaurants in over 140 countries and territories around the world, including over 600 in Canada.



**PROPERTY DETAILS**

**LEGAL DESCRIPTION**

Plan 5276AV, Block 29, Lot 1

**SITE SIZE**

0.56 acres

**USE**

Retail restaurant

**GROSS LEASABLE AREA**

Main level 2,498 sf

Basement 1,076 sf

**ZONING**

CHWY: Commercial Highway

**YEAR BUILT**

1982 (Renovated 2000)

**220 RIDGE ROAD**


Strathmore, Alberta

**Location**

The Town of Strathmore is located approximately 50 km east of Calgary, Alberta. With a population of just under 14,000 residents, this Town's economy is based on agricultural, oil, and gas.

The Subject Property has excellent exposure as it is alongside Trans-Canada Highway (26,350 vehicles per day) and down the street from Days Inn & Suites by Wyndham, Ranch Market Centre, home to Walmart Supercentre, and Edgefield Place, home to Co-op Grocery.

**Investment highlights**

 Excellent exposure to Trans-Canada Highway with frontage on Ridge Road

 Secured by national tenancy



**STRATHMORE GOLF CLUB**

**Subject Property**

**EDGEFIELD PLACE**  
 GLA: 144,000 sf  
 Mark's, Co-op, Peavey Mart, Tim Hortons

**RANCH MARKET**  
 GLA: 331,000 sf  
 Walmart Supercentre, Shoppers Drug Mart, Sobeys, RBC

**PINE CENTRE**  
 GLA: 179,152 sf  
 Canadian Tire, No Frills, McDonalds, Tim Hortons

**Contact us for more information on this property**

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#2900-1055 West Georgia Street  
 P.O. Box 11109 Royal Centre  
 Vancouver, BC V6E 3P3, Canada

avisonyoung.com

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