

\$14 - 239b Third Avenue, Strathmore

MLS® #A2201773

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown_Strathmore, Strathmore, Alberta

Incredible lease opportunity. 2665 sq. ft. available June 1, 2025 in a high visibility area. One of the busiest intersections in downtown Strathmore on the corner of 3 RD Ave and 3 RD Street. Brick and steel construction and central air conditioning and heat. Lease rate \$14.00 sq ft with 3% escalation per year over a 5 year lease. Operating costs are currently \$3,50 sq, ft, per year. Do not disturb tenants.

Built in 1979

Essential Information

MLS® #	A2201773
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	239b Third Avenue
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1K3

Amenities



Parking Spaces 5

Interior

Heating Central, Natural Gas

Cooling Full

Exterior

Roof Asphalt/Gravel

Construction Concrete, See Remarks

Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2025

Days on Market 2

Zoning CB

Listing Details

Listing Office CIR Realty

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