

# \$20 - 320a Second Avenue, Strathmore

MLS® #A2218739

**\$20**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown\_Strathmore, Strathmore, Alberta

Prime Retail / Office space for lease.  
Downtown Strathmore along Second Ave.  
Flexible leasing options available.

Good exposure. Building composes of a  
laundromat and church that bring in good  
traffic. Nearby draws include daycares, the  
Legion, Strathmore Centre, Strathmore court  
house, and downtown Strathmore. Attractive  
store front. Professionally managed.

\$14 SQFT per annum Basic Rent  
\$6 SQFT operational costs (Additional Rent)  
Roughly \$1557.50 month including GST  
\*Utilities not included  
Fixturing periods and lease improvements can  
be negotiated.

Built in 2001

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2218739   |
| Price      | \$20       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2001       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 320a Second Avenue  |
| Subdivision | Downtown_Strathmore |
| City        | Strathmore          |
| County      | Wheatland County    |
| Province    | Alberta             |
| Postal Code | T1P 1N1             |

### Exterior

|              |                 |
|--------------|-----------------|
| Roof         | Clay Tile       |
| Construction | Brick, Stucco   |
| Foundation   | Poured Concrete |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 42            |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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