

For Lease



# strathpoint shopping plaza

## Demographics

STRATHMORE, ALBERTA



Trade Area  
2018: 35,000



Households  
5,085



Traffic Count  
13,480 AADT



Household  
Income  
\$101,734

## HIGHLIGHTS - prime retail

- Located on the intersection of Trans-Canada Highway & Lakeside Blvd.
- Anchor tenants include Petro Canada, Arby's, KFC and Starbucks. Spacious 20' wide units starting from 1142 sq ft of space available.
- Perfect location for a boutique grocery store, local retail brewhouse, private commercial offices, ice cream shop, pharmacy, medical office, dental clinic, barber shop, bakery, food retail services to cater
- 13,800+ local population and growing & only 40km east for Calgary.

## Property description

Lease Rate: Market

Op Costs: \$9.71 psf est. 2023

Size: 1,142 to 9,632 sq. ft.

Available: Immediate

Zoning: CWHY - Highway Commercial District







**Rajeev Sharma**

- 587-228-7171
- [yycproperties1@gmail.com](mailto:yycproperties1@gmail.com)
- <https://urban-realty.ca/>









**Rajeev Sharma**

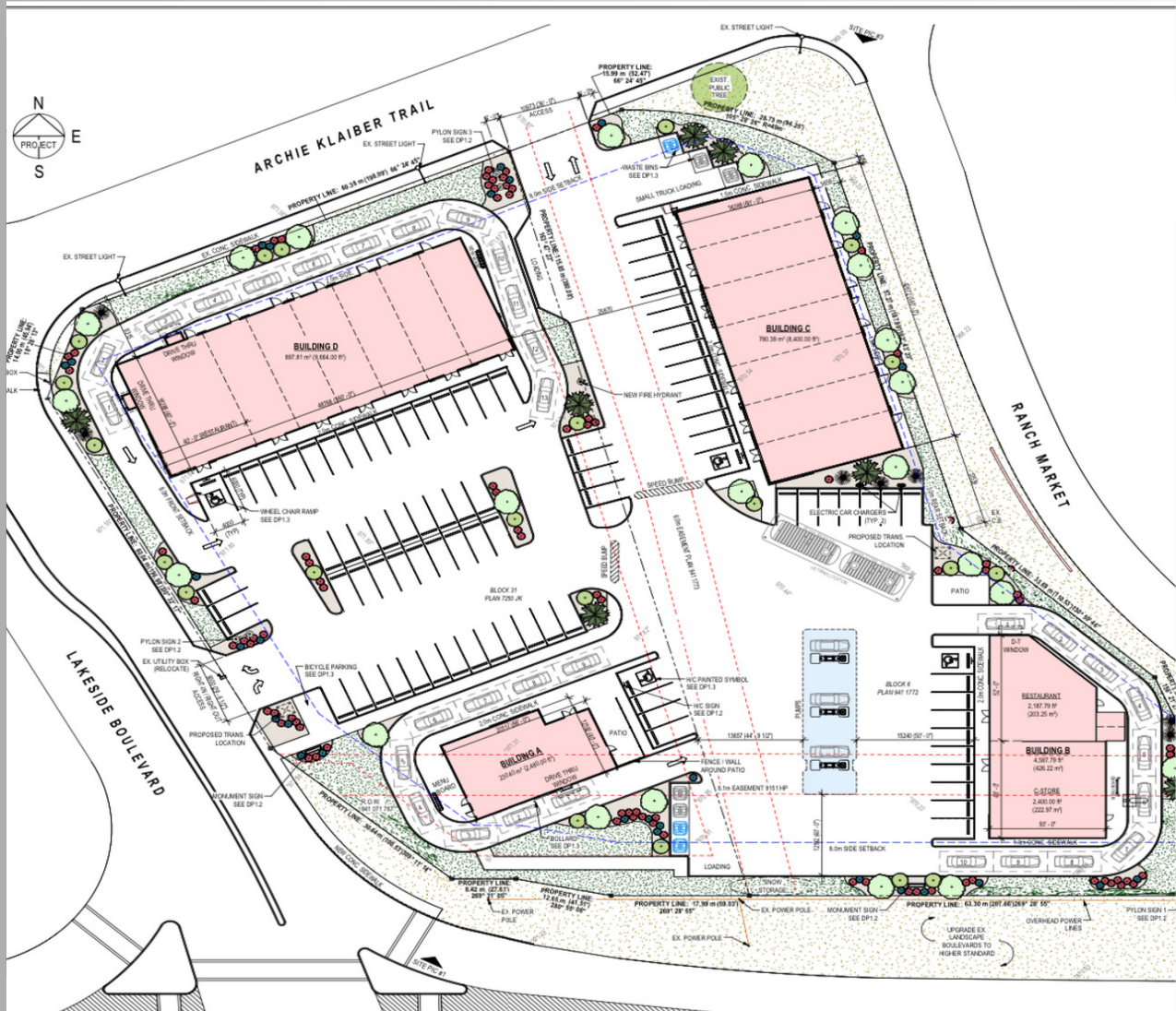
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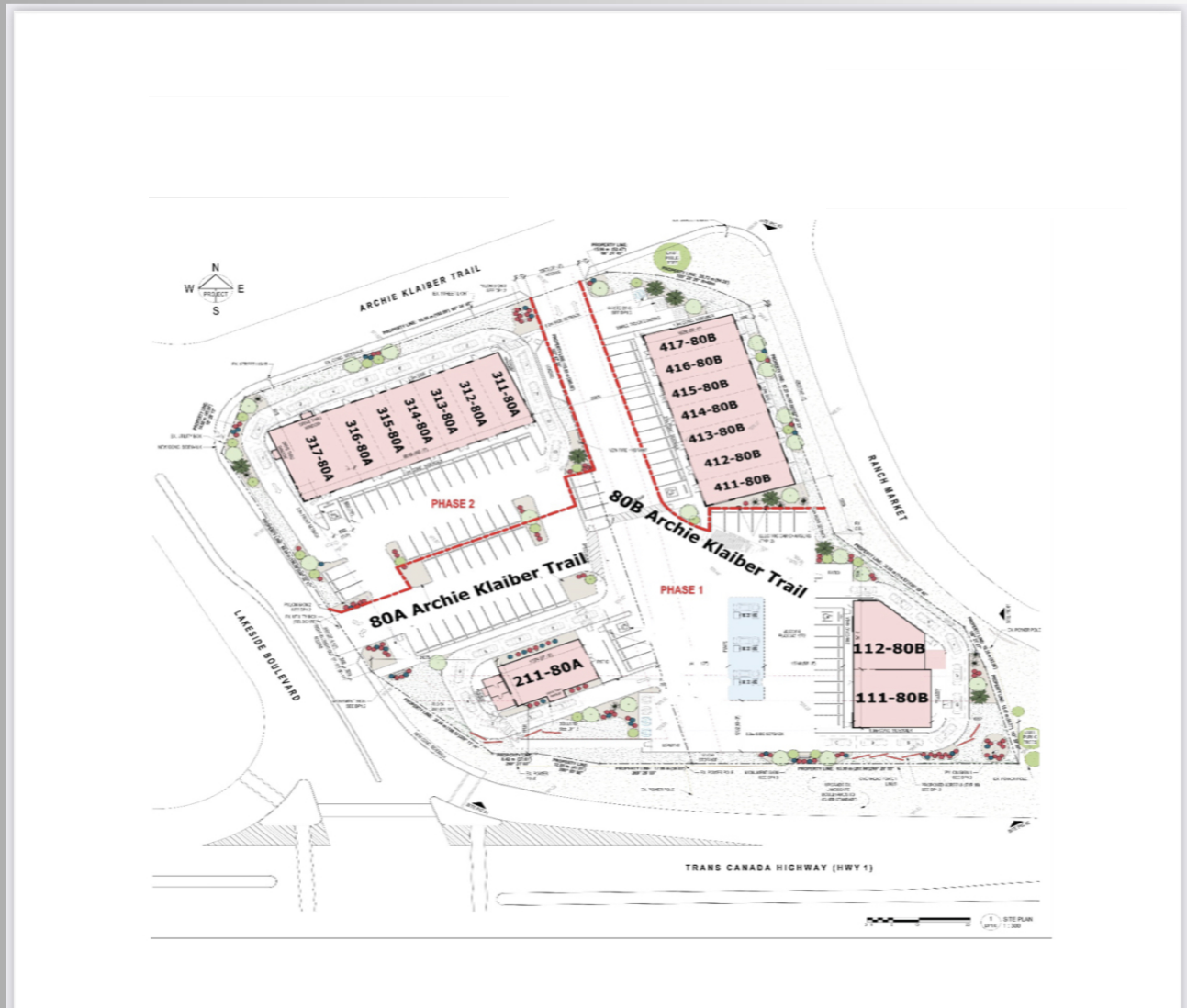
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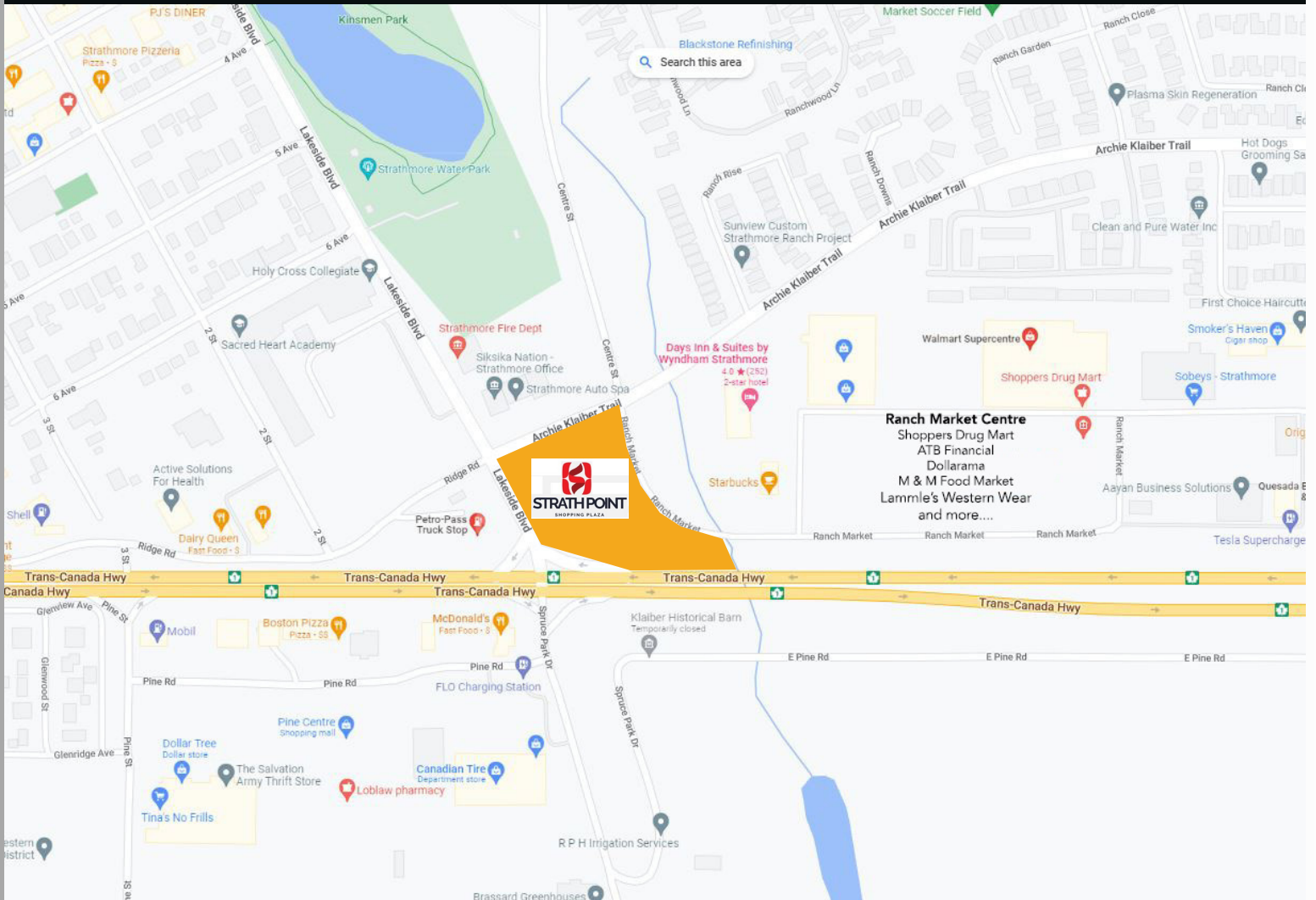


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# Location

Strath Point Shopping Centre, Strathmore, Alberta



## Rajeev Sharma (Associate)

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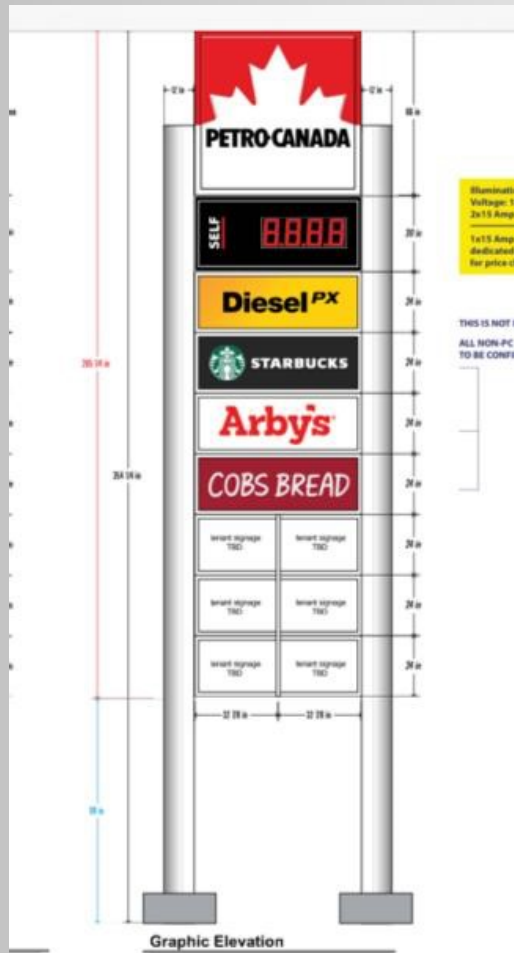
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## Commercial / Residential / Financing / Property Management / Investments

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