



THE
A-TEAM

**RE/MAX
FIRST**

175 CANAL Avenue #Lots 5,6 and 7, Strathmore T1P 0C4

MLS® #: **A2094416**

Area: **NONE**

Listing Date: **11/20/23**

List Price: **\$380,800**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

Strathmore

Year Built:

0

Lot Information

Lot Sz Ar:

59,241 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

181

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Title:
Fee Simple
 Legal Desc: **1812190**

Zoning:
CHWY - Highway Commercial

Remarks

Pub Rmks: ****Flexible Development Lands in Strathmore For Sale **Canal Crossing Lands Strathmore ** Flexible zoning ** Direct access to the Trans-Canada Highway ** Just 40 km east of Calgary, easy access to large city facilities. **Available for sale: ** Lot 5 - 1.36 ac ** Lot 6 - 1.36 ac ** Lot 7 - 1.38 ac ** Lot - 15.01 ac ** TOTAL: 21.97 ac ** District: Strathmore - The Canals ** Zoning: CHWY - Highway Commercial District**

Inclusions: **NA**

Property Listed By: **Century 21 PowerRealty.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

» Subdivided rectangular lots
 » Flexible zoning
 » Direct access to the Trans-Canada Highway
 » Many nearby amenities – just 40 km east of Calgary, easy access to large city facilities.




PROPERTY INFORMATION

DISTRICT: Strathmore – The Canals

ZONING: CHWY – Highway Commercial District

TOTAL LAND AREA: 21.97 ac

SERVICES: Storm, water, sewer and shallow utilities conduits

FINANCIAL INFORMATION

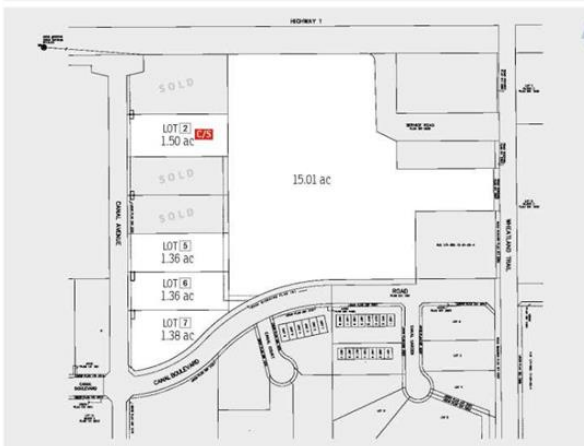
LOT	AREA	ASKING PRICE	PRICE PER ACRE
2	1.50 ac	\$450,000 C/S	\$300,000
5	1.36 ac	\$380,800	\$279,000
6	1.36 ac	\$380,800	\$279,000
7	1.38 ac	\$380,400	\$275,000
15.01 ac lot ('as is, where is')		\$1,372,250	\$25,000

PERMITTED USES

- Athletic and Recreational
- Facility, Indoor
- Automotive and Recreation Vehicle Sales/Rentals
- Automotive Services
- Contractor Services, Limited
- Custom Manufacturing Establishments
- Drive Through Food Services
- Eating and Drinking Establishments, Minor
- Fleet Services
- Gas Bar
- Government Services
- Greenhouses and Plant Nurseries
- Health Services
- Hotels
- Liquor Store
- Professional Offices and Office Support Services
- Protective and Emergency Services
- Public Assembly Establishments, Minor
- Public Assembly Establishments, Medium
- Retail Stores, Convenience
- Retail Stores, General
- Shopping Centers
- Signs, excepting Billboards
- Greenhouses and Plant Nurseries
- Utilities

DISCRETIONARY USES

- Accessory Uses
- Adult Entertainment
- Auctioneering Establishment
- Automotive and Equipment Repair Shops
- Campground
- Cannabis Stores
- Contractor Services – General
- Cultural Facilities
- Eating and Drinking Establishments, Major
- Education Services
- Emergency Shelter
- Equipment and Storage Yard
- Funeral Home
- Housing, Apartment, (if approved prior to adoption of this bylaw)
- Housing, Security
- Mini or Self Storage
- Personal Service Shops
- Pet Care Facility
- Private Clubs
- Private Recreational Vehicle Storage
- Public Assembly Establishment, Major
- Religious Assembly
- Residential Sales Centre
- Signs, Billboards
- Truck and Mobile Home Sales/Rentals
- Utility Building
- Veterinary Services, Minor



DRIVING TIMES

- A 30 min drive to Stony Trail
- B 40 min drive to Deerfoot Trail
- C 35 min drive to Glenmore Trail
- 1 40 Minute drive to Eastfield Business Park SE
- 2 40 Minute drive to Foothills Industrial Park SE
- 3 36 Minute drive to Great Plains Industrial Park SE
- 4 38 Minute drive to Horizon Business Park NE
- 5 40 Minute drive to Nose Creek Business Park NE
- 6 45 Minute drive to Blackfoot Point Business Park

ECONOMIC ACTIVITY IN THE AREA

De Havilland Canada announced plans to develop **De Havilland Field**. The development will bring up to 1500 jobs to the site. Recent development suggests that expected construction to begin in 2024.

Strathmore Solar Project is located on 500 acres of leased industrial land owned by the Town of Strathmore in Alberta. Construction was completed on schedule with commercial operations beginning in March 2022. Generating an equivalent to the consumption of 10,000 Alberta homes. Investment is expected to exceed \$60 million, with direct and indirect economic stimulus to Strathmore, including the creation of 200 jobs during peak construction and ongoing benefits during 30 years of operation.

Phyto Organics' 100,000 square foot facility will be the first net zero plant protein processing facility in North America and it will generate over \$120 million of annual GDP, employ 80 Albertans and yield tangible economic diversification in the Strathmore and Alberta. The \$225 million facility will be the largest ever capital investment in Strathmore. When operational, Phyto Organics will use proprietary wet fractionation technology to annually process 40,000 metric tonnes of yellow peas, grown in close proximity to the facility, into soluble and insoluble protein isolates, processed fibre and starch, and high-quality dietary pea hull fibre.

The Canadian division of USG Corporation announced plans to build a new, state-of-the-art **wallboard manufacturing plant** in Wheatland County. The plant will add more than 100 high value manufacturing jobs to the local economy at the plant long term.