

# \$3,190,000 - 1010 Westridge Road, Strathmore

MLS® #A2196161

**\$3,190,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Strathmore, Alberta

LAND AND BUILDING FOR SALE HIGHWAY 1 STRATHMORE 12,800 square foot building located on 2.28 Acres. Long term Tenant Fountain Tire. Lease in effect till August 31, 2026 with possible extensions to be negotiated. Land is zoned Highway Commercial. Building is well maintained by the Seller and the Tenant. Recent improvements Tenant pays for insurance & taxes, 2 older Quonset storage sheds included. Lots of power, Office in front of the building. 5 OH doors and 3 walk doors. Lots of parking and storage space on the land. This is a great property with good highway exposure. This property could have lots of possible uses. Measurements and plans to be available. RPR being requested.

Built in 1997

## Essential Information

MLS® #	A2196161
Price	\$3,190,000
Bathrooms	0.00
Acres	0.00
Year Built	1997
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information



Address	1010 Westridge Road
Subdivision	NONE
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1H8

### **Amenities**

Parking Spaces	40
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### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	58
Zoning	HIGHWAY COMMERCIAL (300)

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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