

Strath Point Shopping Centre

Strathmore AB

Drive-Thru Opportunity Available!



Property Details

- Prominent location at Lakeside Blvd & Trans-Canada Hwy (Hwy 1) with exceptional exposure and high traffic counts — ideal for attracting regional and highway traffic.
- Zoned Highway Commercial (C-HWY) with new construction, drive-thru capability, and flexible unit sizes suitable for retail, food service, medical, and other high-traffic uses.
- Convenient access from both major roadways with ample surface parking
- Located in the growing community of Strathmore, just 25 minutes east of Calgary, with a strong and expanding trade area supported by major national retailers nearby.



Details

Size:

Building C- CRU 1- 1,200 sq. ft.
CRU 2- 1,200 sq. ft.
CRU 3- 1,200 sq. ft.
CRU 4- 1,200 sq. ft.

Building D- **CONDITIONALLY LEASED**

Op Costs (2026 est.):

\$10.00 per sq. ft.

Zoning:

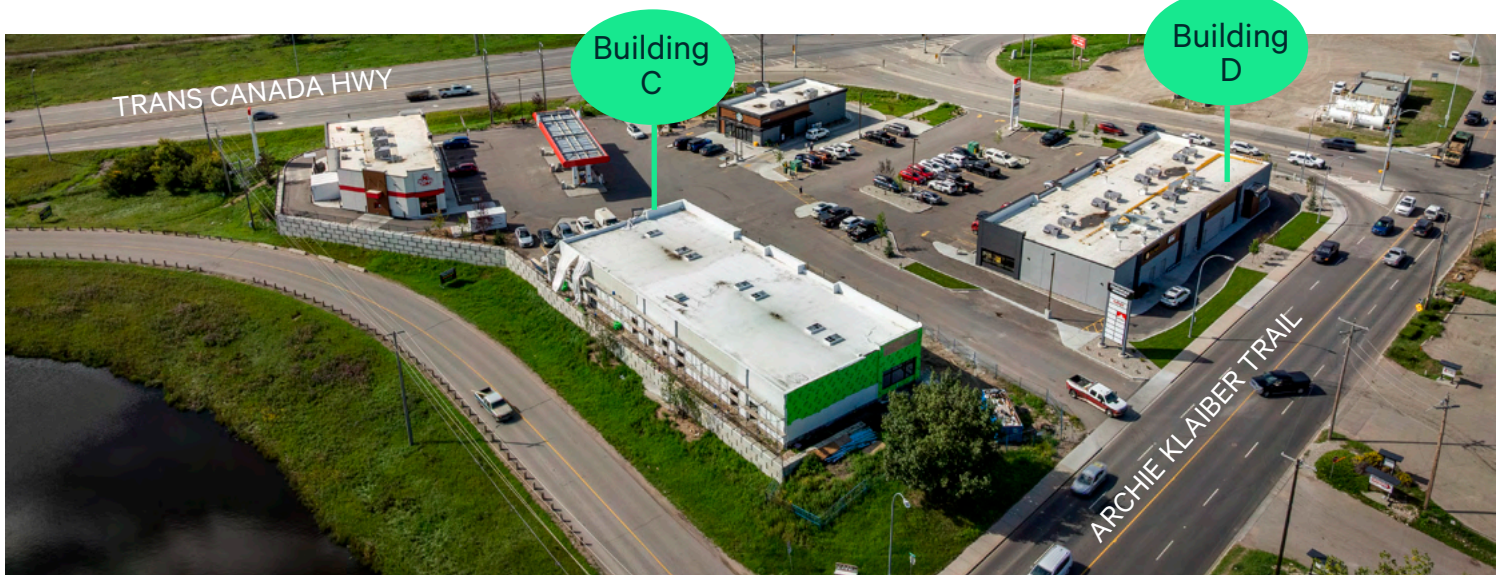
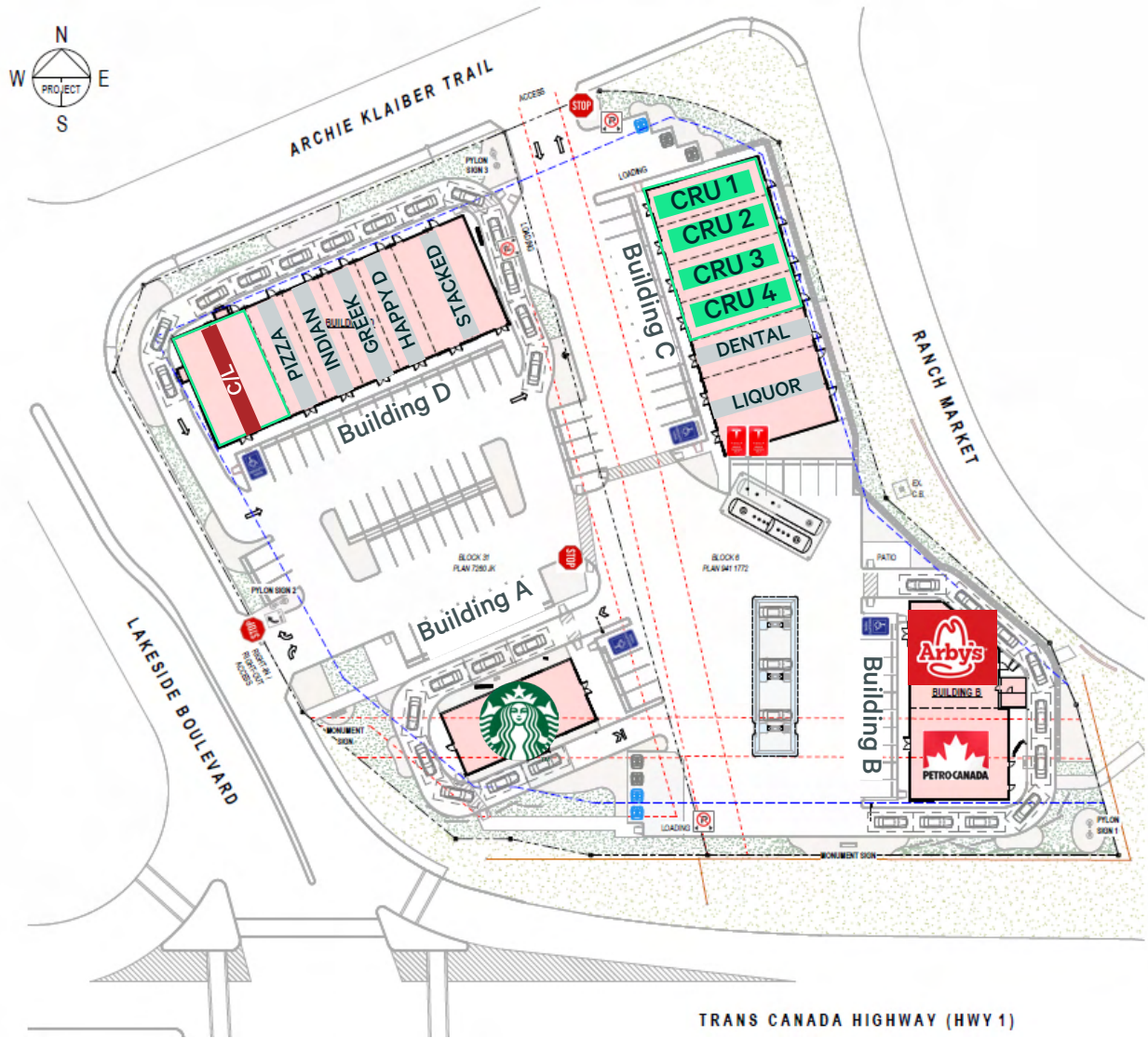
CWHY- Highway Commercial District

Available:

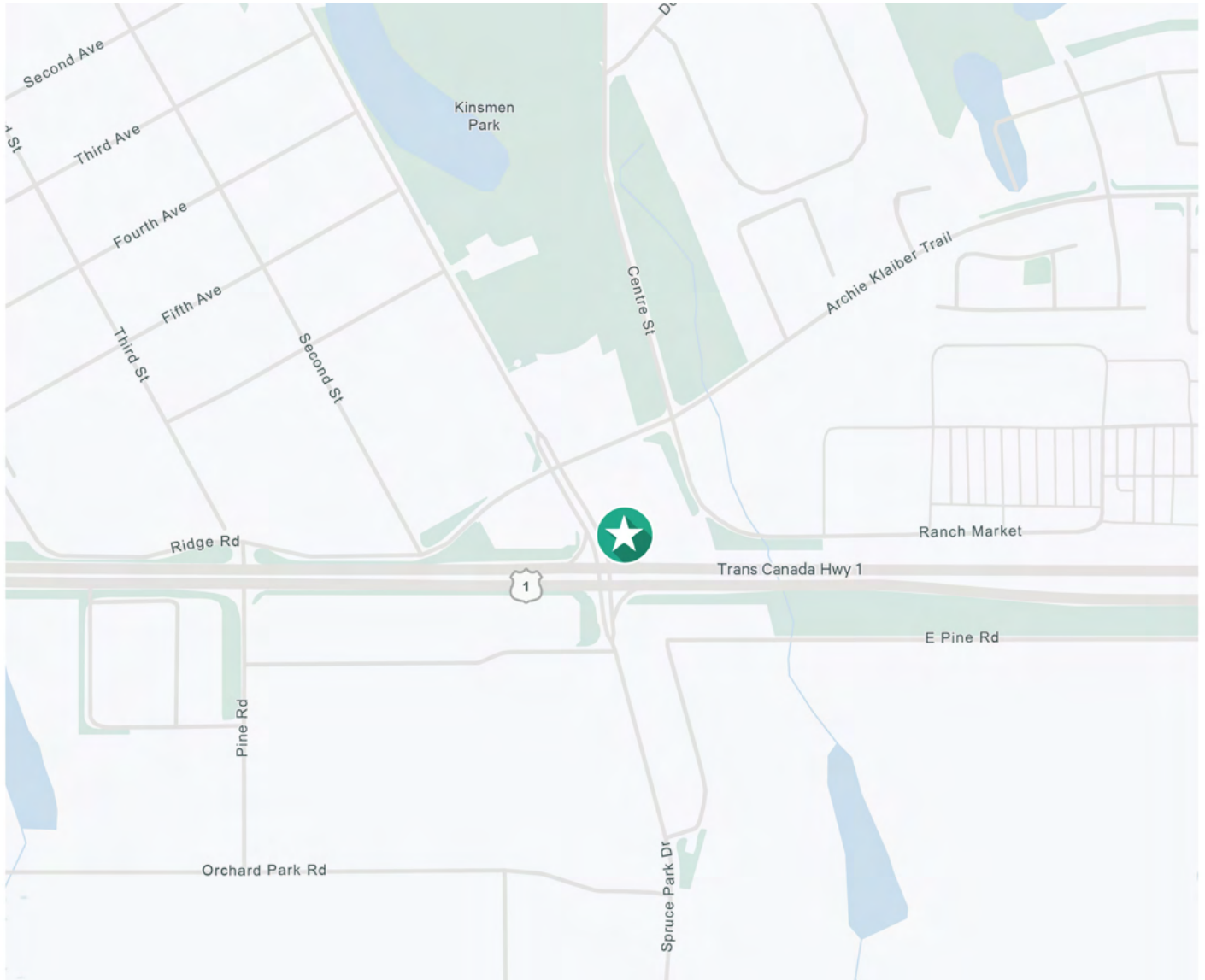
Possession- Building D Immediate
Building C- Immediate



Site Plan



Demographics & Site Map



Area Demographics



Trade area of 35,000



13,480 vehicles per day
AADT



Average household
income of \$101,734 within
5km with an average of 2
people per household



FOR LEASE

Strath Point Shopping Centre

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