

**116 Orchard Way  
Strathmore, Alberta**

**MLS # A2271280**



**\$16 per sq.ft.**

**Division:** Spruce Business Park

**Type:** Industrial

**Bus. Type:** Commercial ,Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,257 sq.ft.

**Zoning:** M1

**Heating:** Forced Air

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.00 Acre

**Lot Feat:** -

Bring Your Business to Strathmore, AB Fully Furnished Commercial/Industrial Space Available 7 private offices & ready to move in Reception & meeting area & welcoming and functional Conference room & ideal for team collaboration Flex area & adaptable to your business needs Storage room & organized space for supplies 2 bathrooms & convenience for staff and clients Attached shop & 46' x 34' with 16' x 14' electric door Yard space & additional utility and access ?? Located in the growing community of Strathmore, AB ?? Lease rate: \$16 per sq. ft. + Triple Net ?? Ready for immediate relocation and expansion