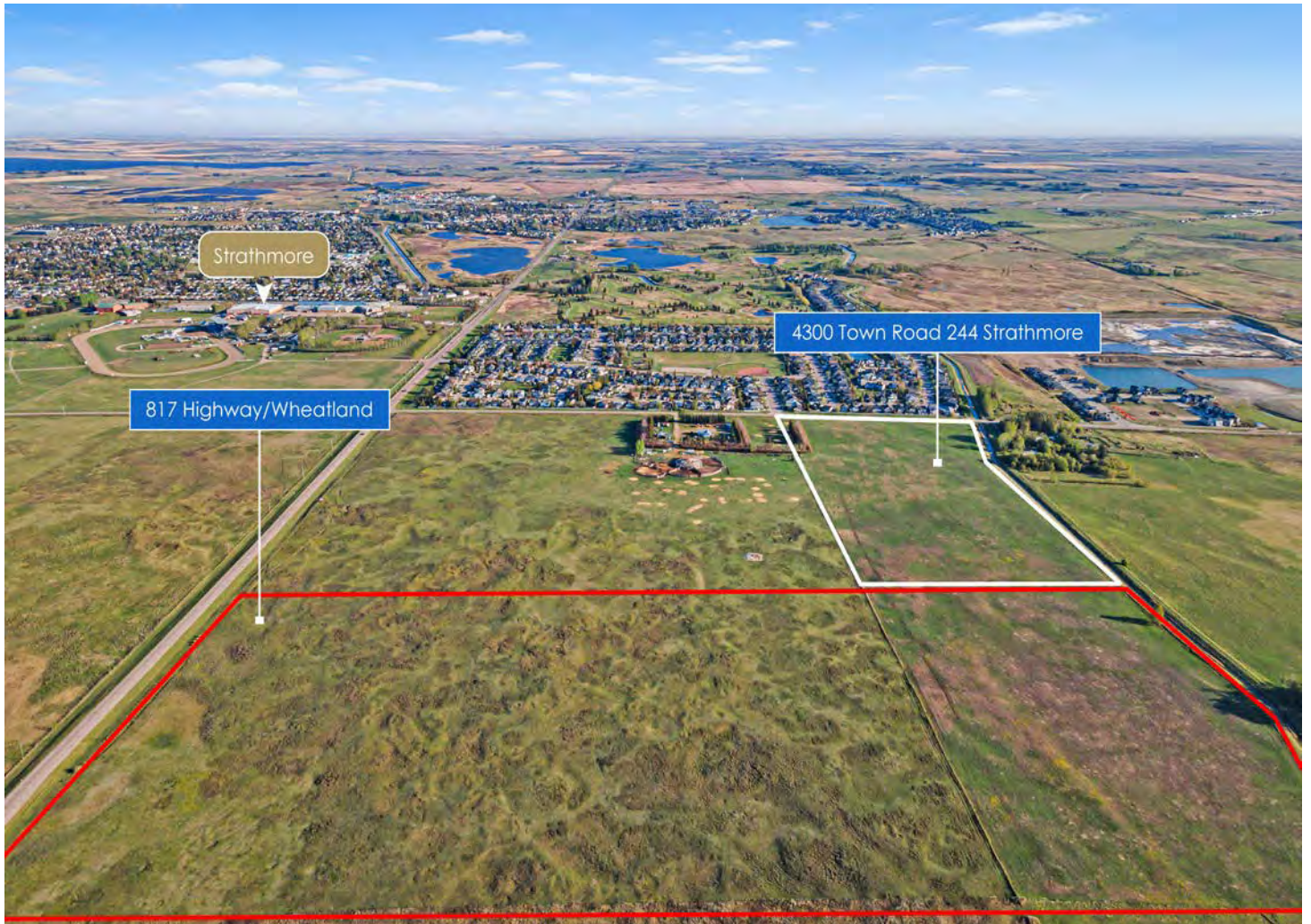


DEVELOPMENT SITE IN STRATHMORE AB

4300 Town Road 244
Strathmore, Alberta T1P 1S7

FOR SALE



27.7 UP TO 140.5 ACRES AVAILABLE!



RE/MAX
REAL ESTATE (CENTRAL)

Leslie Paul Kiss
Associate
403-861-4035
lesliepaulkiss@gmail.com



MANCHESTER
PROPERTIES INC.

Bennett Edwardson
Associate Broker
403-973-0238
bennett@manchesterproperties.ca

PROPERTY SUMMARY



Site 1: 27.70 Acres - \$3,019,300

Site 2: 79.15 Acres - \$4,624,000

Zoned for Residential Development

Ability to purchase additional parcels
for a total of 140.5 Acres

Price upon request.

Call for more details.

The Opportunity

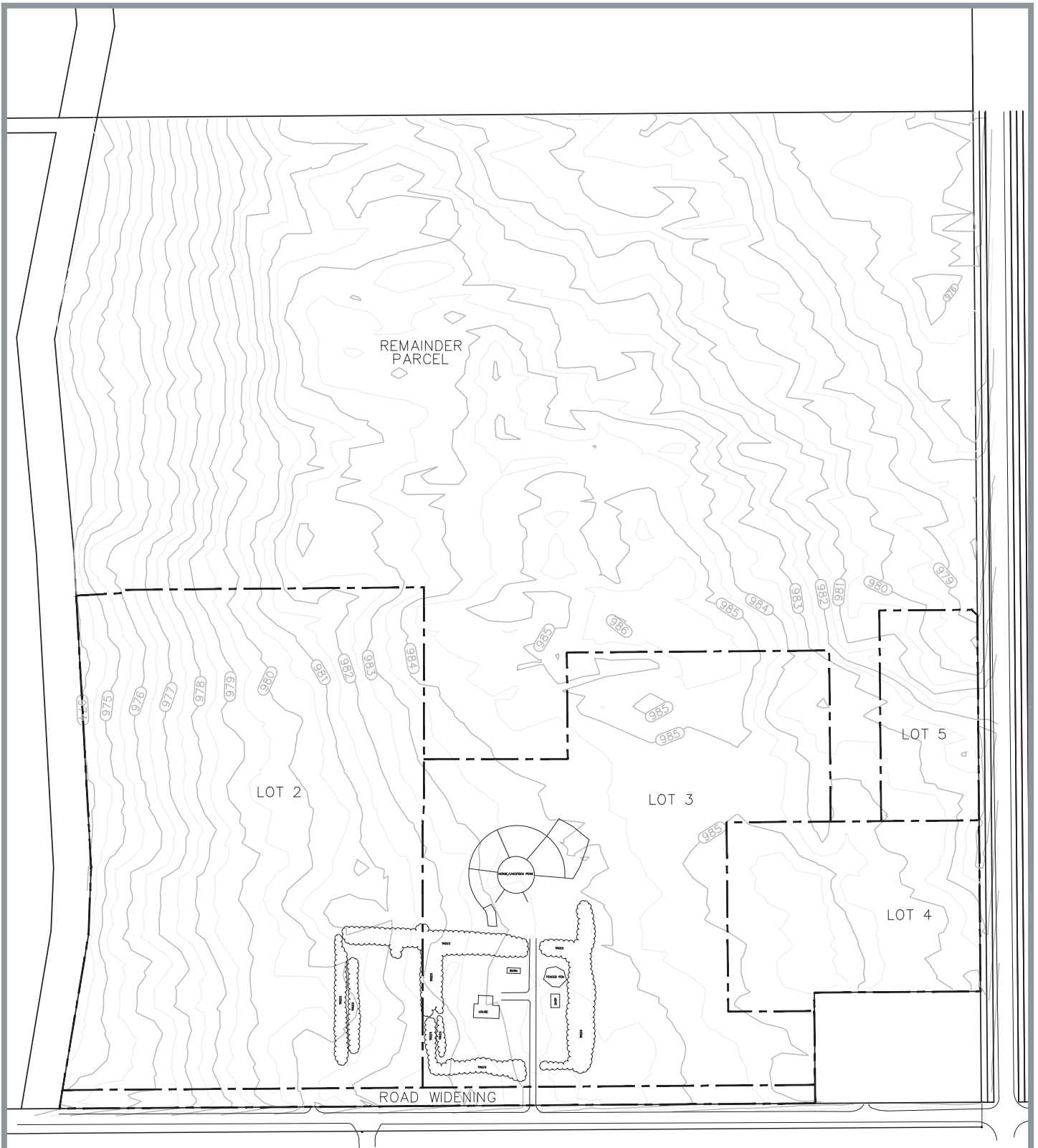
Amazing opportunity to acquire prime development land in Strathmore, Alberta. The available parcels are located on the north end of Strathmore. Excellent access to Township Road 244, 817 and the Trans Canada Highway.

The Town of Strathmore is motivated to work with developers. The Town of Strathmore unveiled a strategic plan in May of 2022 outlining their commitment to economic development, financial sustainability, intentional community development and affordable living.

With the De Havilland airplane manufacturing plant slated for construction just west of Strathmore and the creation of 1,500 jobs, Strathmore is positioned for healthy growth and therefore will need additional residential development. This De Havilland project is slated for construction in 2024 and will take 10-15 years to fully open. Ultimately there will be many jobs created in Strathmore over the next 10-15 years in addition to the De Havilland Plant and the new workers will need a place to call home!

Strathmore has a current population of 14,853 (2021) and is growing 2.26% annually.

SITE PLAN



NORTH HILL HEIGHTS
EXISTING SITE CONDITIONS

PHOTO SUMMARY

RE/MAX
REAL ESTATE (CENTRAL)

MPI MANCHESTER
PROPERTIES INC.



PHOTO SUMMARY

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REAL ESTATE (CENTRAL)

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PHOTO SUMMARY

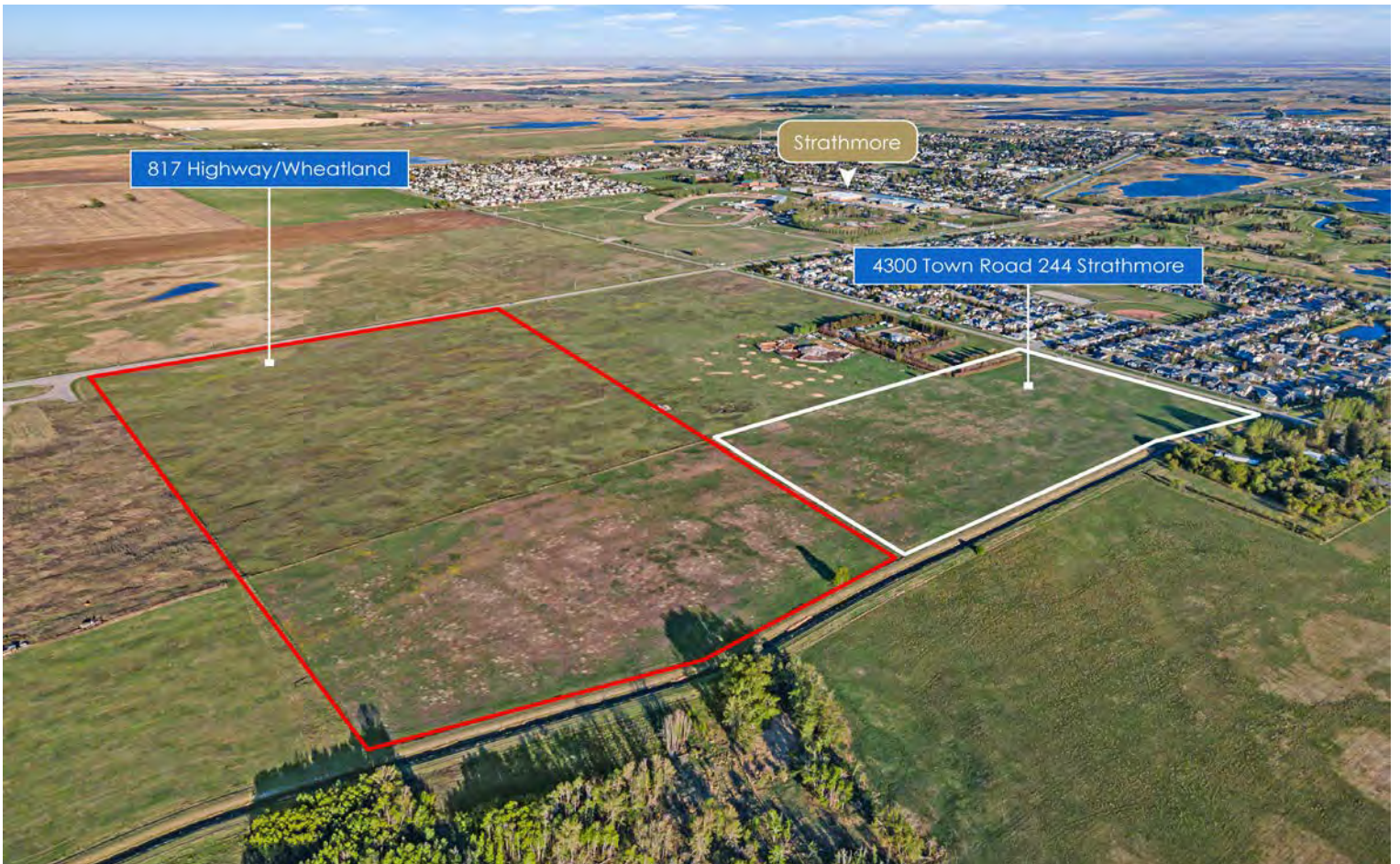


PHOTO SUMMARY

RE/MAX
REAL ESTATE (CENTRAL)

MPI MANCHESTER
PROPERTIES INC.



**FOR SALE: 4300 TOWN ROAD 244 STRATHMORE
STRATHMORE, AB
27.7 ACRES
IDEAL FOR RESIDENTIAL DEVELOPMENT
EXCELLENT LOCATION JUST ON THE EDGE OF STRATHMORE
\$3,019,300**



**FOR SALE: 817 HIGHWAY/WHEATLAND
TRAIL STRATHMORE, AB
79.15 ACRES
IDEAL FOR RESIDENTIAL DEVELOPMENT
EXCELLENT LOCATION JUST ON THE EDGE OF STRATHMORE
\$4,614,000**

FOR MORE INFORMATION PLEASE CONTACT:

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RE/MAX
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MANCHESTER
PROPERTIES INC.

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Calgary, Alberta T2H 2E6

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