

**ONKAR REALTY**

# **FOR SALE COMMERCIAL BARELAND CONDOS**

**7 SPRUCE PARK DRIVE STRATHMORE AB**

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**403 265 0277**

**[www.onkarrealty.com](http://www.onkarrealty.com)**

Trans-Canada Hwy 1

North

BUILDING A - RESTAURANT  
WITH DRIVE THRU  
233.9 SM  
2,518.3 SF

BUILDING B  
LIQUOR STORE  
392.8 SM  
4,228.1 SF

BUILDING I  
RETAIL / RESTAURANT  
1,178.6 SM  
12,686.4 SF

BUILDING C  
RETAIL  
697.0 SM  
7,502.4 SF

BUILDING D  
93 ROOM  
HOTEL  
1,243.7 SM  
13,388.0 SF  
x 4 FLOORS

BUILDING E  
RETAIL  
838.0 SM  
9,020.1 SF

BUILDING F  
RETAIL  
865.6 SM  
9,317.2 SF

BUILDING G  
MEDICAL /  
RESTAURANT  
896.7 SM  
9,651.9 SF

BUILDING G  
MEDICAL /  
RESTAURANT  
774.8 SM  
8,339.8 SF

Proposed Site Plan  
Southside Station Plaza



## SERVICED COMMERCIAL PADS FOR SALE

Rare Opportunity to Purchase the Serviced Bareland Condo PADs Zoned for High Commercial Use in very vibrant town of Strathmore only 50kms from Calgary, Alberta on Trans-Canada Highway 1. Town of Strathmore! The Town where quality of life is a way of life. The Town of Strathmore is a community of over 15,189 (as per 2022 stats) and rapidly growing town located 40 km east of Calgary. Today, the town is an important agricultural community. Oil and gas activity is vibrant and growing. Many residents commute daily from Strathmore to Calgary. Recently, the town has seen a major growth in commercial development, with many franchise restaurants and a few big-box chain stores opening in the community. While agricultural developments cover large areas of the surrounding area, Strathmore provides its residents with the benefits of country living, town services and easy access to large city facilities while residing in an area combining heritage and modern amenities. Strathmore offers wide choices in restaurants, accommodations, hospitality, local wines and shopping. With direct access to the Trans Canada Highway, travelers have been welcomed to use facilities that have now developed into a thriving country town.

There is a strong desire and need to increase the economic development capacity in Strathmore and this has taken a priority amongst the town business being conducted. The Town of Strathmore continues to improve investment attraction through intense identification of needs and opportunities. This aspect of growing community will be an ongoing priority and is a project that Town staff are very enthused about. New businesses are welcome to Strathmore and town has many resources available to help any new business settle comfortably into local community. Several major commercial developments have recently been announced for the area including a De Havilland Canada aircraft manufacturing facility, which is forecast to employ 1,500 people. It is anticipated that many of the new employees will choose to reside in Strathmore. For more information check: [www.Strathmore.ca](http://www.Strathmore.ca)

**COMMENTS:** Highway Commercial Zoned, Total Land 8.79 Acres, Ample Parking Designed, Levies Paid, Pads Fully Serviced and Built to suite your Business Requirements.

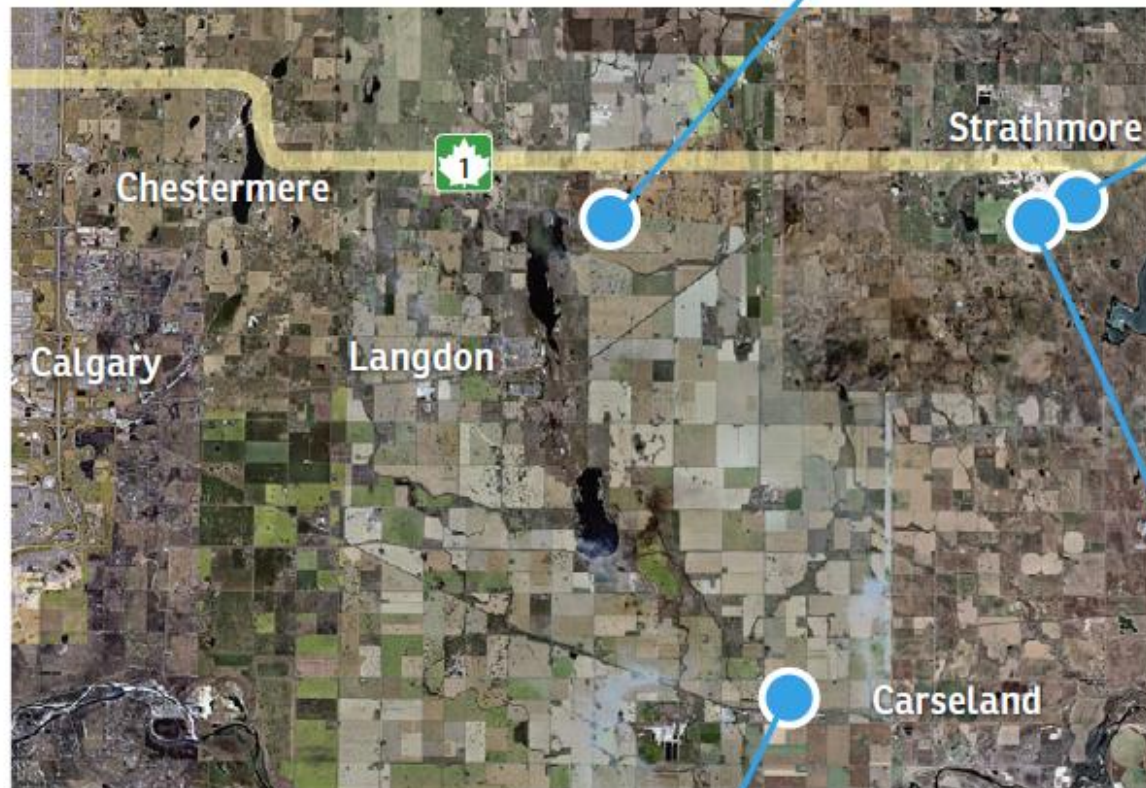




## ECONOMIC ACTIVITY IN THE AREA



De Havilland Canada announced plans to develop **De Havilland Field**. The development will bring up to 1,500 jobs to the site. Recent development suggests that expected construction to begin in 2024.



### Strathmore Solar Project

is located on 320 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 300 jobs during peak construction and ongoing benefits during 30 years of operation.



Phyto Organix's 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 Organix 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.



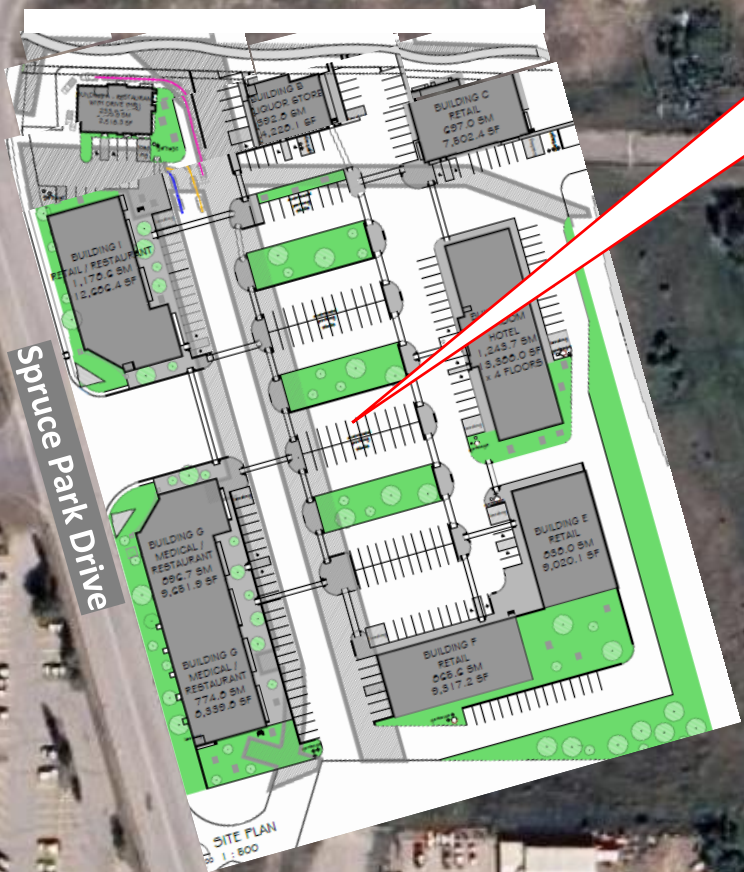
Trans-Canada Hwy 1

Subject Site  
8.79 Acres

Pine Road

Spruce Park Drive

N



no frills

H&R BLOCK  
Tacotime  
PHO MINH  
Edo

Boston Pizza

Tim Hortons

McDonald's

CANADIAN TIRE

Home building centre