

# \$515,000 - 213 6 Avenue, Strathmore

MLS® #A2188983

**\$515,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.03 Acres

Downtown\_Strathmore, Strathmore, Alberta

**\*\*Investor Alert!\*\*** This prime R3-zoned lot is ready for potential multi-family development! With the possibility of building 3+ units , subject to Town approval, the opportunities are vast. The lot boasts access from the front, side, and rear, offering maximum flexibility in design and construction. Located in the heart of Strathmore, this property provides easy access to downtown amenities and quick connections to Highway 1, ensuring a smooth commute to Calgary. It's an ideal location for first-time homeowners, professional couples, or seniors looking to downsize. Whether you choose to develop and sell individually or hold for long-term investment, this is a fantastic opportunity to enhance your portfolio. Please note that all plans must be submitted to the Town of Strathmore for approval before development. Buyers must contact the Town of Strathmore for any information on the services to the property! Property is Sold as is with no Express or implied guarantee of presence, or lack thereof, of services to lot.

## Essential Information

MLS® #	A2188983
Price	\$515,000
Bathrooms	0.00
Acres	0.03
Type	Land



Sub-Type	Residential Land
Status	Active

### Community Information

Address	213 6 Avenue
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1S3

### Exterior

Lot Description	Cleared, Few Trees, Level, Near Shopping Center, Open Lot, Rectangular Lot, See Remarks
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### Additional Information

Date Listed	January 22nd, 2025
Days on Market	103
Zoning	R3

### Listing Details

Listing Office	RE/MAX First
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