

\$11 - 107, 95 Brent Boulevard, Strathmore

MLS® #A2236527

\$11

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Crystal Ridge, Strathmore, Alberta

PRIME RETAIL / STUDIO SPACE FOR
LEASE – HIGH-EXPOSURE LOCATION IN
STRATHMORE

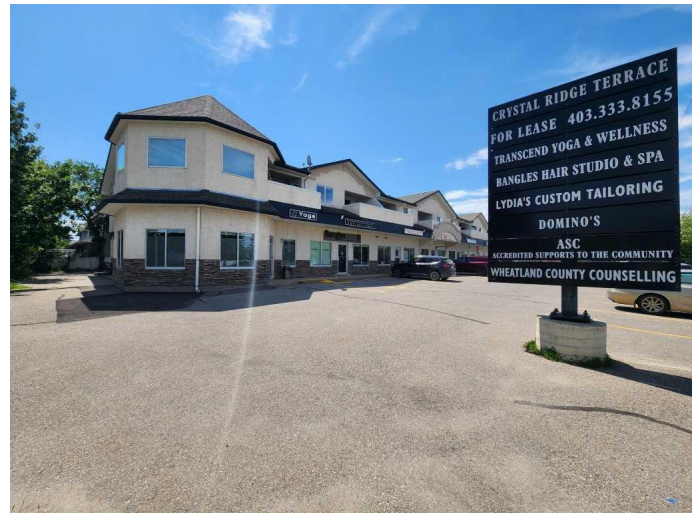
Exceptional opportunity to lease a turnkey retail or studio space in one of Strathmore's busiest commercial corridors! Ideally located at the high-traffic intersection of Brent Blvd and Thomas Drive, this property sits kitty-corner to Strathmore High School and within walking distance to Crowther Junior High, Strathmore Arena, and the Strathmore Hospital – ensuring steady vehicle and pedestrian exposure all day.

Situated within Crystal Ridge Terrace, a professionally managed condominium complex by Blackstone Property Management, this unit benefits from excellent visibility and strong neighboring tenants including Domino's Pizza, a pharmacy, medical offices, gas station, and government agency ASC (Accredited Supports to the Community).

This space is fully built-out and move-in ready for yoga, fitness, dance, wellness, or youth programs. Features include:

Expansive open studio with floor-to-ceiling mirrors and abundant natural light

Three bathrooms (one at reception, two in change rooms) with showers



Washer/dryer room

Inviting reception area with built-in shoe rack
and purified water dispenser / bottle filler

Dimmable lighting, ceiling fans, and
high-quality finishes throughout

An additional finished basement studio
(approx. 1,040 sq. ft.) offers potential sublease
income or business expansion opportunities.

Lease Rates:

Main Floor: 1,097 sq. ft. @ \$13/sq.ft. base rent

Basement: 1,040 sq. ft. @ \$8/sq.ft. base rent

This property combines exposure, versatility,
and professional presentationâ€”perfect for
growing your business in Strathmoreâ€™s
thriving commercial hub.

Contact us today to schedule your private
viewing!

Built in 2009

Essential Information

MLS® #	A2236527
Price	\$11
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	107, 95 Brent Boulevard
Subdivision	Crystal Ridge

City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1V3

Exterior

Roof	Asphalt
Construction	Wood Frame, Stucco

Additional Information

Date Listed	July 3rd, 2025
Days on Market	119

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.