

# **INCOME PROPERTY LAND & BLDG ONLY - FOR SALE**



## **Investment Summary**

**9611 Sq. Ft. (+/-) Fully Leased**

**710 Second Street, Strathmore, AB**

**Richard Seguire, President & Broker**  
**403.615.8874**  
[rseguire@preferredcommercial.ca](mailto:rseguire@preferredcommercial.ca)



## Property Overview

Address 710 Second Street, Strathmore, AB

Legal Desc. Plan 5276AV, Block 29, Lot 3

Site Area 1.00 Acre (+/-)

Building Area 9,611 SF (+/-)

Cap Rate 6.5%

Year Built 1989

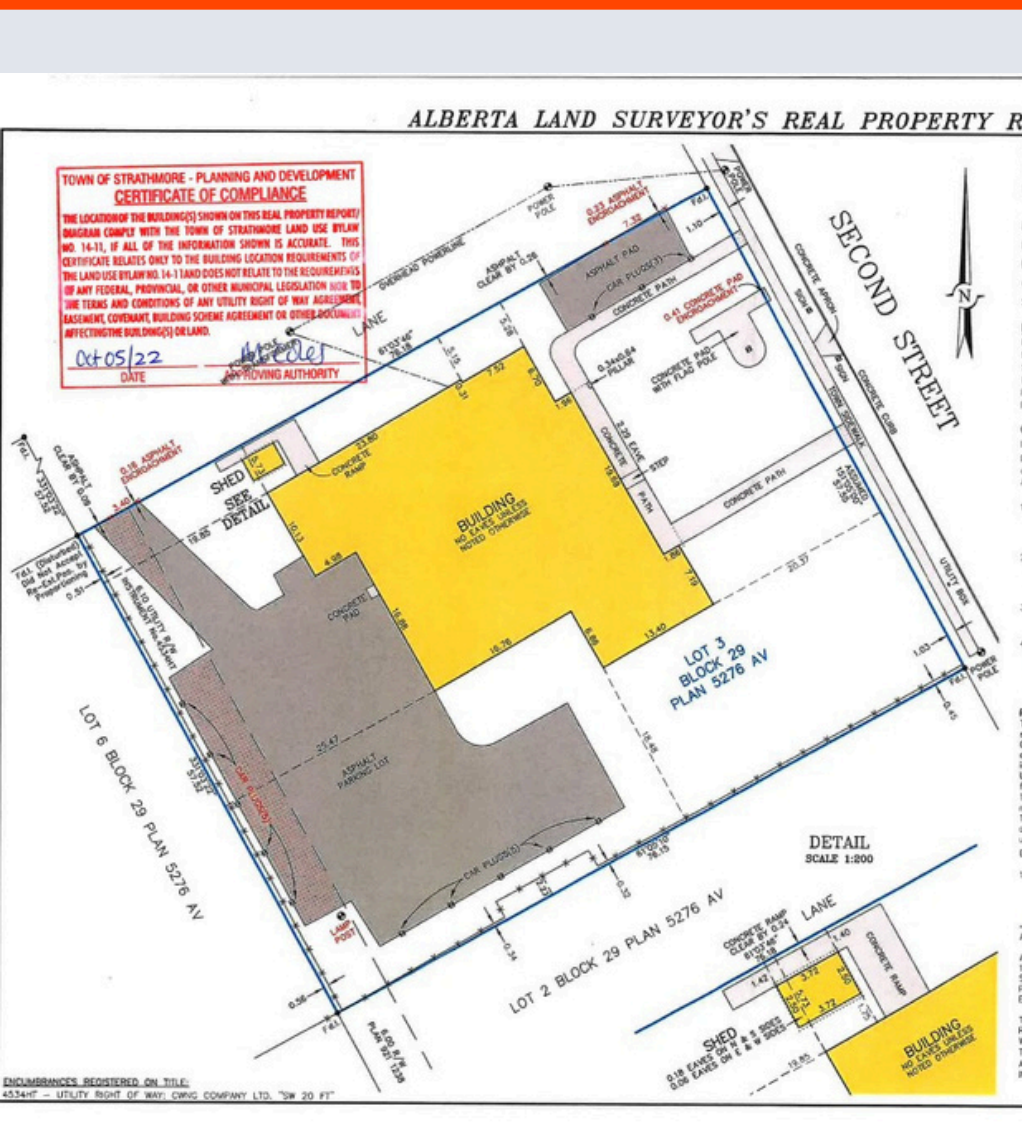
Renovation 2023

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An excellent opportunity to own a high-performing Income-generating commercial property with strong, long-term tenancy and room to grow.

## Property Features:

- 9,611 sq. ft. commercial building
- Situated on 1 acre of beautifully landscaped land
- Strong 6.5% CAP RATE
- Additional land available for future expansion
- Great tenants with a long-term lease already in place

This is a solid, turnkey investment offering reliable cash flow and long-term stability. Ideal for any investor looking to secure a quality asset in a desirable location.

✉ Contact for full details, financials, and viewing information.



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Please contact for more details

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