

# FOR SALE OR LEASE

601 Westmount Road  
Strathmore, Alberta



*Vendor Financing Available*

**Attn: BITCON MINERS**

**Potential for  
5 MEGAWATTS of POWER  
or Higher!!**

Call for More Info

**403.667.5732**

**LILA MILLER**

Avenue Commercial

[lilamillerinfo@gmail.com](mailto:lilamillerinfo@gmail.com)





**Legal:** Plan:0212993 Block: 01 Lot: 17  
Linc# 0036 076 438

**Price:** \$3,995,000

**Rate:** \$28.00 psf Triple Net Lease

**Parking:** Ample

**Note:** Great view of the lake and walking path  
to the North.  
Potential of 5 MEGA WATTS of Power +

***VENDOR FINANCING AVAILABLE***







## AN INCREDIBLE OPPORTUNITY FOR YOUR BUSINESS HQ!

Built in 2008, this 2-storey office building is located in the desirable community of Strathmore, Alberta.

15,000 sq. ft. (12,000 usable office space). Office furniture is included.

Located just 40 km east of Calgary, this building is a block away from the Trans Canada Highway, with vehicle traffic of over 30,000 per day.

The population of Strathmore has nearly doubled to 15,000+ over a 5 year period and with 8 currently adopted development plans, including over 9,000 new residential units.

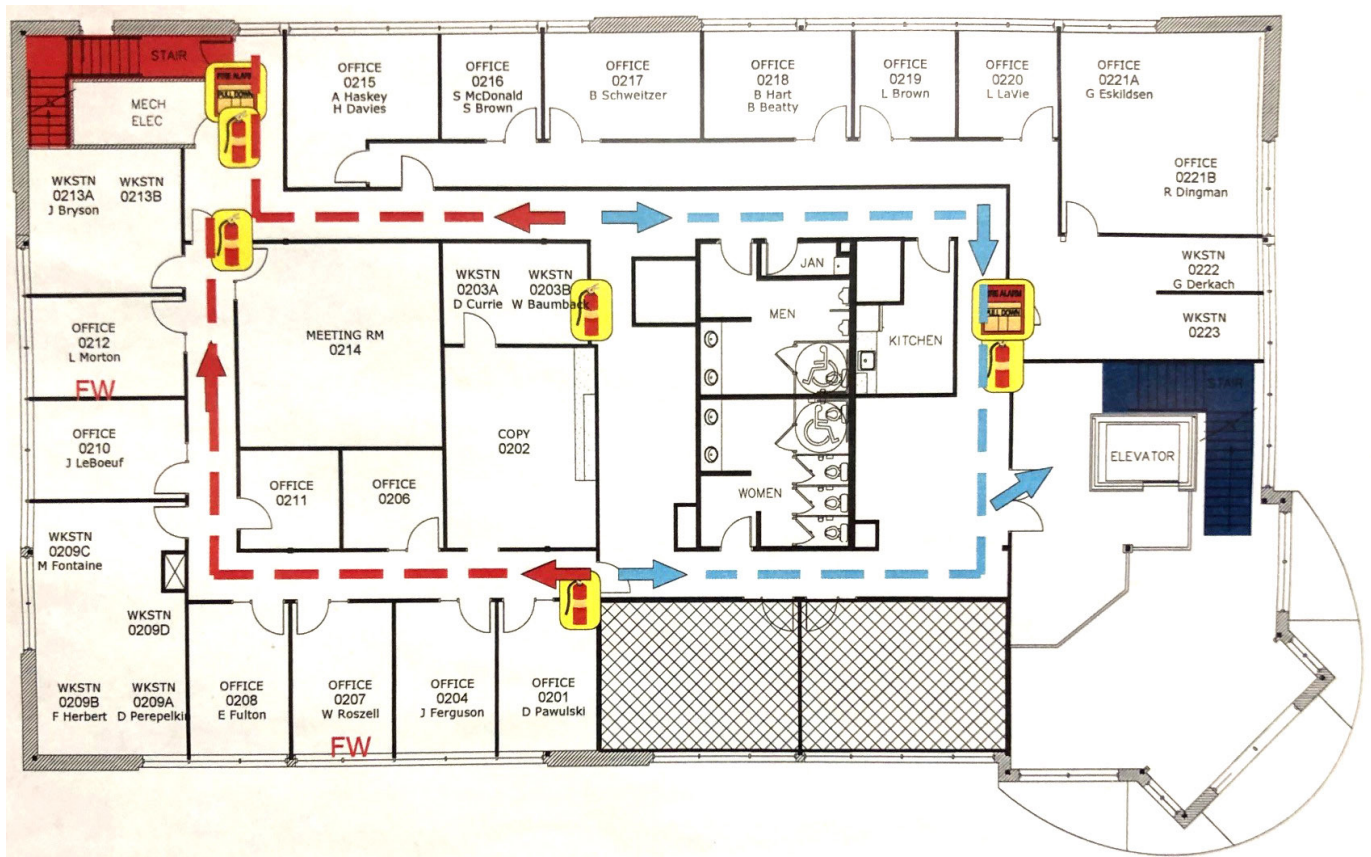




## FIRST FLOOR



## SECOND FLOOR







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