

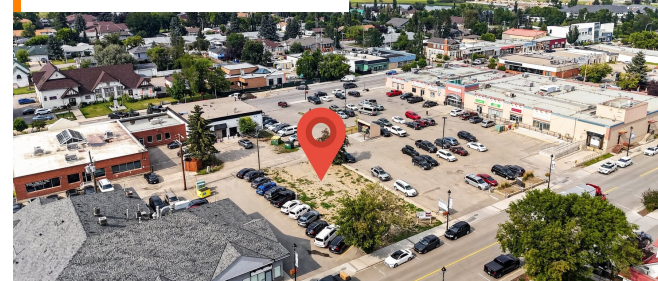
PROPOSED BUILDING CONCEPT — ARTIST RENDERING, NOT CURRENT CONDITION



CONCEPT · STREET ELEVATION



SITE TODAY · AERIAL



MIDTOWN AT 3RD

PROPOSED RETAIL & OFFICE · DOWNTOWN STRATHMORE

226 3RD AVENUE, STRATHMORE, AB

The only new commercial construction in downtown Strathmore's core: a corner site with retail below and office above.

FOR SALE / LEASE



~4,176 SQ FT
RETAIL



~4,170 SQ FT
OFFICE



CORNER SITE
DUAL FRONTAGE



ONLY NEW BUILD
DOWNTOWN

TOTAL LEASABLE
~8,346 sq ft

MAIN FLOOR · RETAIL
~4,176 sq ft · 3 units

UPPER FLOOR · ONE USER
~4,170 sq ft

ZONING
CB · Central Business



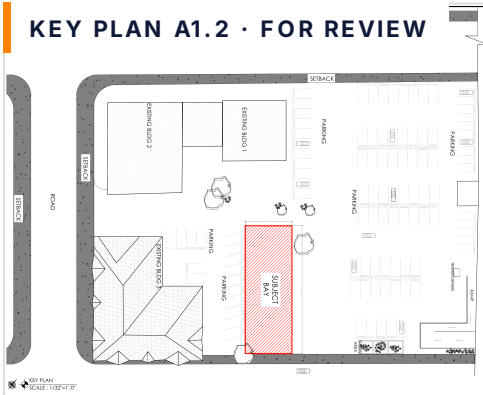
OPPORTUNITY OVERVIEW

A DOWNTOWN SETTING FOR YOUR NEXT BUSINESS SPACE

THE SUBJECT SITE TODAY



KEY PLAN A1.2 · FOR REVIEW



CONCEPT · REAR / PARKING



The only new commercial construction in downtown Strathmore's core. Midtown at 3rd is a proposed two-storey building on a corner lot at 3rd Avenue and 3rd Street, with street-level retail below and office space above.



RETAIL



OFFICE



3 UNITS



DOWNTOWN

PROPERTY SUMMARY

ADDRESS	226 3rd Avenue, Strathmore, AB
OFFERING	For sale or lease · new two-storey build
LEGAL	Lots 13 & 14, Block 9, Plan 5894P
SITE	~0.14 ac corner · 3rd Ave & 3rd St
ZONING	CB Central Business + Downtown Overlay
TOTAL LEASABLE	~8,346 sq ft (approx. net)
MAIN FLOOR	~4,176 sq ft · Units 101, 102, 103
UPPER FLOOR	~4,170 sq ft · whole floor, one user
PRICE, RENT & OP. COSTS	Details on request
POSSESSION	Details on request



THE BUILDING CONCEPT

ARTIST RENDERINGS · PROPOSED DESIGN, SUBJECT TO CHANGE

CONCEPT · STOREFRONT ELEVATION



**GLAZED
STOREFRONTS**



**SIGNAGE BAND
PER UNIT**



**OFFICE WINDOWS
ABOVE**



**REAR PARKING
SHOWN IN CONCEPT**

Renderings are artist's concepts for illustration only and do not show current conditions. Materials, signage, parking and surroundings are indicative.

CONCEPT · STREET CORNER



CONCEPT · STREET VIEW



YOUR BRAND, UP FRONT

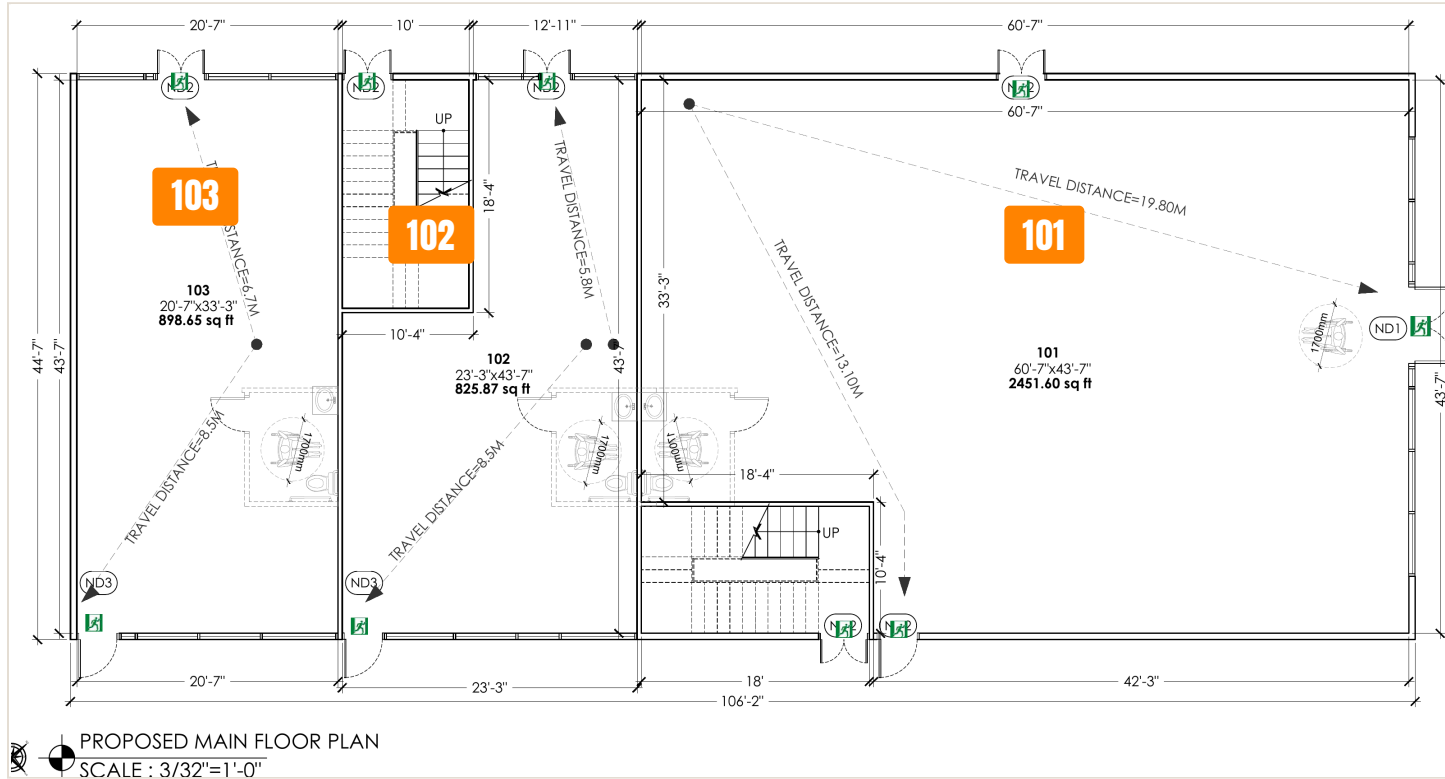
The concept shows a signage band above each storefront. "Signage" is placeholder text; actual signs are subject to landlord and Town of Strathmore approval.



MAIN-FLOOR RETAIL

THREE PROPOSED UNITS · 226 3RD AVENUE

PROPOSED · ISSUED FOR REVIEW



UNIT 101

2,451.60

sq ft · 60'-7" × 43'-7" · area shown

UNIT 102

825.87

sq ft · 23'-3" × 43'-7" · area shown

UNIT 103

898.65

sq ft · 20'-7" × 43'-7" · area shown

Areas as labelled on proposed drawing A1.6 (AS Designers Inc., Project 2711, issued for review 2026-07-27). Not confirmed rentable or saleable areas. Not approved construction drawings; do not scale.

ZONED CB · CENTRAL BUSINESS DISTRICT + DOWNTOWN OVERLAY

Uses in the district include: health services (medical, dental, clinics, labs, radiology) · professional offices · financial institutions · retail stores · personal service shops · cafés. Confirm your specific use with the Town of Strathmore.

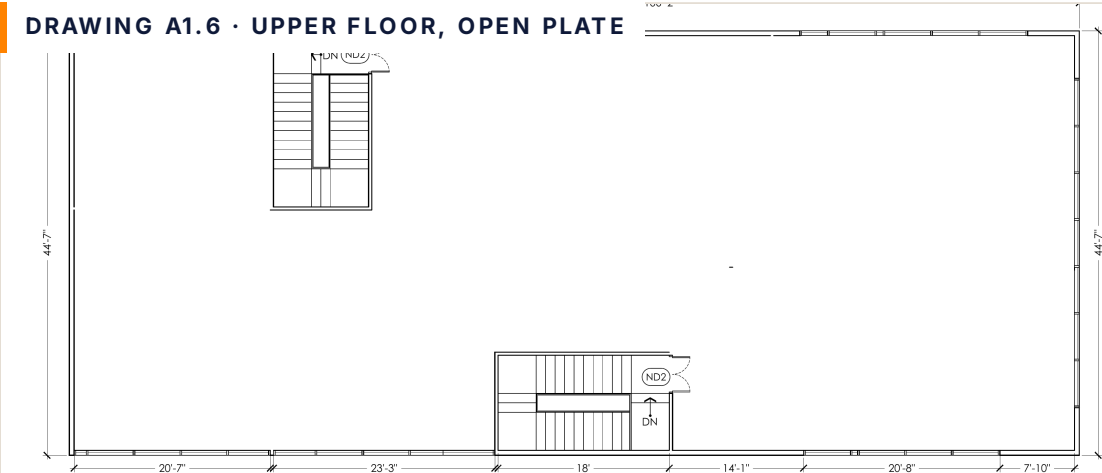


UPPER-FLOOR OFFICE

A FULL FLOOR FOR ONE BUSINESS

PROPOSED · CONCEPT

DRAWING A1.6 · UPPER FLOOR, OPEN PLATE



PROPOSED UPPER FLOOR PLAN
SCALE: 3/32"=1'-0"

CONCEPT · UPPER-FLOOR WINDOWS



ONE FLOOR, ONE USER

The whole upper floor is offered to a single user as one open floor, with no shared hallway. Drawing A1.6 shows an open plate served by two stairs, suited to a professional office, clinic or corporate user who wants the full level.



OFFICE
CONCEPT



OPEN PLAN
SHOWN



TWO STAIR
CONNECTIONS



SINGLE
USER

UPPER-FLOOR AREA

~4,170 sq ft

Calculated from A1.6 dimensions, less stairs · to be confirmed

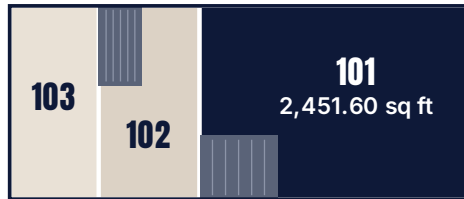


FLEXIBLE LAYOUT OPTIONS

MAIN-FLOOR UNITS CAN BE COMBINED · UPPER FLOOR OFFERED TO ONE USER

MAIN FLOOR – COMBINE UNITS

1 AS DRAWN · 3 UNITS



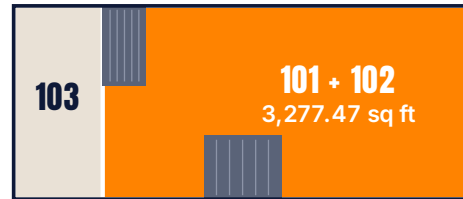
Three separate units per drawing A1.6 (areas on page 3).

3 COMBINE 102 + 103



Mid-size option; 101 stays separate.

2 COMBINE 101 + 102



Adjoining units joined for a larger user.

4 FULL MAIN FLOOR



All three units for a single occupier.

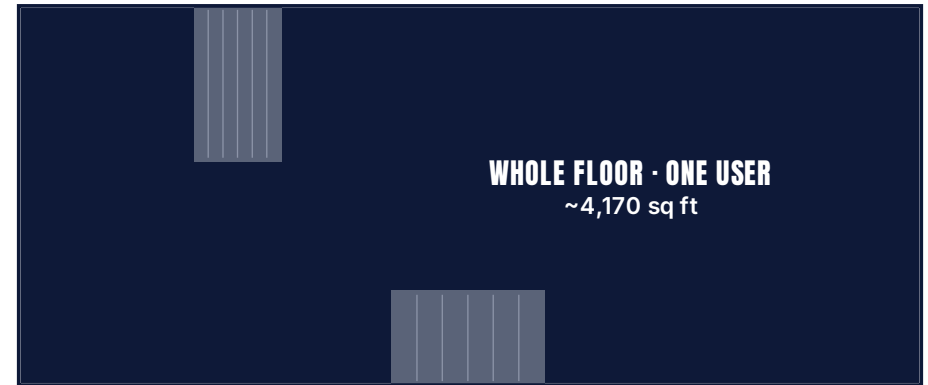
■ Stair (location per drawing)

■ Combined space

Combined main-floor figures are simple sums of the unit areas labelled on proposed drawing A1.6 (101: 2,451.60; 102: 825.87; 103: 898.65 sq ft). They are not measured or confirmed rentable areas; demising walls, washrooms, exits and corridors may reduce usable space. The upper floor is offered as one open floor for a single user; its ~4,170 sq ft is calculated from drawing A1.6 dimensions (interior less both stairs) and is not stated on the drawing. All configurations are subject to design, the National Building Code (Alberta Edition), owner agreement and Town of Strathmore approvals.

UPPER FLOOR – ONE USER

A WHOLE FLOOR · ONE USER · ~4,170 SQ FT



Offered as one open floor for a single user, served by two stairs. No shared hallway.

TELL US YOUR SPACE NEED

Share your size, use and timing. We will review a layout for your requirement.

DISCUSS A LAYOUT

Schematic, not to scale.



LOCATION & HOT SPOTS

DOWNTOWN STRATHMORE, ALBERTA

Downtown on 3rd Avenue, about 0.5 km from the Trans-Canada Highway. Town offices, the RCMP detachment, a registry office, the library and Kinsmen Park are all within about half a kilometre.



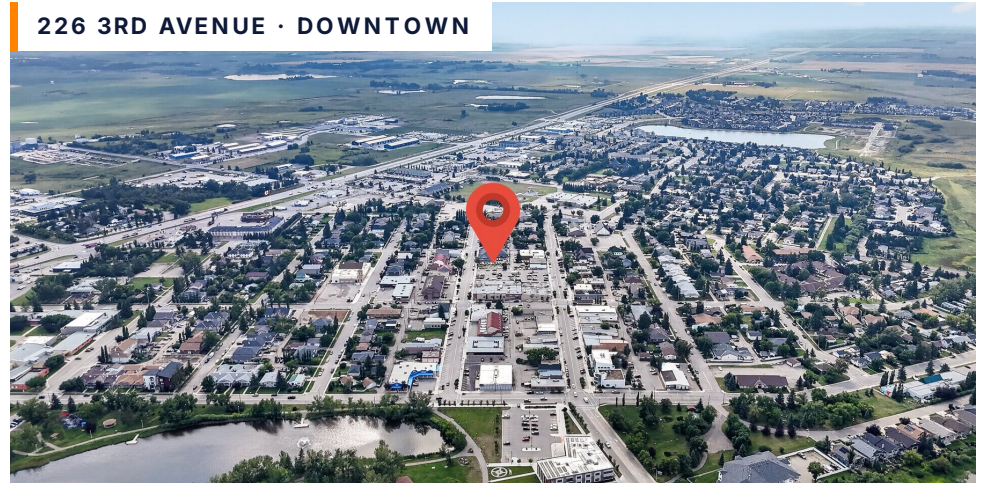
Supplied aerial, not to scale. Numbered points are in the photo; arrow tags show the approximate direction of places outside it. Straight-line distances from the site (OpenStreetMap, ODbL; checked 22 Sep 2026), not driving distances. Neighbours only; not tenants of or affiliated with the property.



PROPOSED BUILDING CONCEPT



226 3RD AVENUE · DOWNTOWN



YOUR NEXT BUSINESS ADDRESS

CONTACT SATYAM FOR PRICING, AVAILABILITY & THE PROPERTY PACKAGE



SATYAM BANSAL

MUNAFI REALTOR® · MUNAFI REALTY INC.

587-971-7993

satyam@munafarealty.com · www.munafarealty.com

MUNAFI
REALTY

BROKERAGE BY: **TREC**
THE REAL ESTATE COMPANY

This brochure is for general information only. Information is believed reliable but is not guaranteed; property details, pricing and availability may change without notice. Proposed concepts and renderings are illustrative and subject to approvals and feasibility. Recipients should independently verify all information and complete their own due diligence.

No part of this brochure, including its text, images or branding, may be altered, reproduced, republished or distributed without the prior written permission of Munafi Realty Inc., except as permitted by law. Third-party rights remain with their respective owners.

