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## 413 3 AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Vauxhall, Alberta



**Listing ID:**  
27703


**MLS ID:**  
A2090047

**\$244,900**



 **TYLER MARTINEAU**  
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 RE/MAX REAL ESTATE - LETHBRIDGE  
 403-327-2221

 413 3 Avenue N, Vauxhall , Alberta T0K 2K0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 570	<b>Zoning</b> C-D
<b>Subdivision</b> NONE	<b>Year Built</b> 1982	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 760CM
<b>Building Area (Sq. Ft.)</b> 1613.78	<b>Building Area (Sq. M.)</b> 149.92	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans, Title	

This commercial office building in Vauxhall offers a highly functional and well-organized space for your business needs. As you enter, you'll find a welcoming front receptionist area that sets a professional tone for your clients and visitors. The layout includes three spacious offices, ideal for individual workspaces or private meetings. The highlight of this property is the large boardroom, which provides ample space for important discussions, presentations, and collaborative sessions. For your convenience, there is a kitchenette area towards the back of the building, making it easy to prepare and enjoy meals on-site. Additionally, a bathroom is readily accessible, ensuring that your staff and guests have the necessary facilities at their disposal. The mechanical room offers practical functionality for maintenance and utilities. Parking is a breeze with staff parking available in the back, ensuring your team can access the property conveniently. There's also off-street parking in the front, making it hassle-free for clients and visitors to find a spot. This property combines functionality, accessibility, and professional aesthetics, making it an excellent choice for your business endeavours in Vauxhall.

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