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## 137 SECOND AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Strathmore, Alberta



**Listing ID:**  
29745


**MLS ID:**  
A2201716

**\$1,450,000**



 **JOE SMOLANSKI**  
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 **CIR Realty**  
 403-291-4440

 137 Second Avenue , Strathmore , Alberta T1P 1K2

**Transaction Type**

For Sale

**Days On Market**

173

**Zoning**

CB

**Subdivision**

Downtown\_Strathmore

**Building Type**

Free-Standing

**Year Built**

1981

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

4810N

**Building Area (Sq. Ft.)**

4520.00

**Building Area (Sq. M.)**

419.92

**Construction Type**

Brick,Concrete

**Roof**

Asphalt/Gravel

**Foundation**

Poured Concrete

**Cooling**

Full

**Heating**

Make-up Air,Natural Gas

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor Plans,RPR

One of the nicest buildings in downtown Strathmore. Former ATB Financial Services Branch office located on busy Second Avenue and Second Street in downtown Strathmore. Currently operated as a fitness centre with fully trained business owners.. Two fitness rooms with weight equipment a yoga studio with a floating hardwood floor and floor to ceiling mirrors. Two physio rooms and mail and female bathrooms complete with showers and secure lockers and a laundry area with new front load washer and dryer. It doesn't get any better than this. A turnkey business opportunity for the fitness aspired. A great investment opportunity for an investor in a building that has been meticulously maintained over the years. Needs Nothing. Purchase and enjoy the rewards.

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