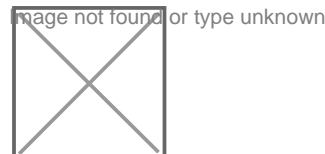


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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**  
 (403) 651-1300

 **CIR Realty**  
 403-291-4440

  
137 Second Avenue , Strathmore , Alberta T1P 1K2

**Transaction Type**

For Sale

**Days On Market**

111

**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 a new lease in place and new fully trained business owners. Currently leased at \$18.00 sq. ft a year on a 3 year lease with current OP costs of \$3.17 sq. ft. 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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