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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

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137 Second Avenue, Strathmore, Alberta T1P 1K2

**Transaction Type** 

For Sale

**Days On Market** 

235

**Zoning** CB

Subdivision

Downtown\_Strathmore

**Building Type**Free-Standing

1981

Structure Type

Mixed Use

Property Type Commercial **Property Sub Type** 

Mixed Use

Year Built

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

Heating

Make-up Air, Natural Gas

Inclusions

N/A

Restrictions
None Known

Cooling

Full

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. A great opportunity for the aspiring business owner/manager who aspires to won and operate a turnkey fitness studio complete with all gym equipment as listed in supplements. This is Currently operated as a fitness centre with fully trained business owners who are looking to retirement.. Two fitness rooms with weight equipment a yoga studio with a floating hardwood floor and floor to ceiling mirrors. Two physio rooms and male 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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