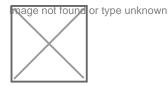


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

r<u>P</u>ri

137 Second Avenue, Strathmore, Alberta T1P 1K2

Transaction Type

For Sale

Days On Market

173

Zoning

CB

1981

Subdivision

Downtown_Strathmore

Building Type Free-Standing

Year Built

Structure Type

Mixed Use

Property Type Commercial

Property Sub Type

Mixed Use

Legal Plan

4810N

Building Area (Sq. Ft.)

Make-up Air, Natural Gas

Building Area (Sq. M.)

419.92

Construction Type

Brick.Concrete

Roof Asphalt/Gravel

4520.00

Foundation **Poured Concrete**

Inclusions

Cooling

Full

Heating

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.