

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.

413 3 AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Vauxhall, Alberta



Listing ID:
31259

MLS ID:
A2236808

\$229,000



 **TYLER MARTINEAU**
 (403) 380-0033

 **REAL BROKER**
 1855-623-6900

 413 3 Avenue N, Vauxhall , Alberta T0K 2K0

Transaction Type For Sale	Days On Market 186	Zoning C-D
Subdivision NONE	Year Built 1982	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 760CM
Building Area (Sq. Ft.) 1613.78	Building Area (Sq. M.) 149.92	Inclusions N/A
Restrictions None Known	Reports 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.

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.