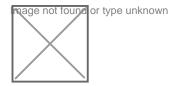


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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
- **2** (403) 380-0033
- REAL BROKER
- **1855-623-6900**
- 413 3 Avenue N, Vauxhall , Alberta T0K 2K0

**Transaction Type** 

For Sale

**Days On Market** 

64

**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

Reports

None Known 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.

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