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## 121 CENTRE STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Vulcan, Alberta



**Listing ID:**  
32202


**MLS ID:**  
A2258525

**\$140,000**



 **MATT MCBEAN**  
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 CIR Realty  
 403-271-0600

 121 Centre Street , Vulcan , Alberta T0L 2B0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 83
<b>Zoning</b> RETAIL / COMMERCIAL C-1	<b>Subdivision</b> NONE	<b>Building Type</b> Retail
<b>Year Built</b> 1950	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Legal Plan</b> 7000AG	<b>Building Area (Sq. Ft.)</b> 1788.16
<b>Building Area (Sq. M.)</b> 166.12	<b>Construction Type</b> Other,Stucco	<b>Roof</b> Asphalt,Membrane
<b>Foundation</b> Block	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas
<b>Lot Features</b> Back Lane,Near Shopping Center	<b>Commercial Amenities</b> Storage,Storefront	<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,Major Shopping Nearby
<b>Inclusions</b> None Included - Negotiable with Offer	<b>Restrictions</b> Encroachment,Restrictive Covenant-Building Design/Size	<b>Reports</b> Title

Prime Commercial Opportunity on Centre Street! This well-maintained building offers a spacious storefront with excellent street exposure, making it ideal for a wide range of businesses. Recent upgrades include updated flooring, roofing, and air conditioning. Additional features include a private office, washroom, and a functional basement providing valuable storage space. Business and inventory may also be available for purchase under separate negotiation, offering a turnkey opportunity for the right buyer. Call your favourite COMMERCIAL REALTOR®. Do not approach staff or visit the business during operating hours.

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