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## 119 2 AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Vulcan, Alberta



**Listing ID:**  
32435


**MLS ID:**  
A2262974

**\$369,900**



 **CURTIS PATTON**  
 (403) 995-2810

 **Prairie Management & Realty Inc.**  
 403-995-2810

 119 2 Avenue N, Vulcan , Alberta T0L 2B0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 175	<b>Zoning</b> C1
<b>Subdivision</b> NONE	<b>Year Built</b> 1947	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 7000AG
<b>Building Area (Sq. Ft.)</b> 5750.00	<b>Building Area (Sq. M.)</b> 534.19	<b>Roof</b> Metal
<b>Heating</b> Boiler	<b>Inclusions</b> Fridge, Stove, Dishwasher, Dryer, Fire extinguishers, window coverings	<b>Restrictions</b> Encroachment
<b>Reports</b> RPR Without Compliance		

Investor Alert! Large business building in downtown Vulcan with great tenants in place. Over five thousand square feet on 3 lots with additional space to lease and add more tenants if one wanted to increase the income potential of this property. Curb appeal with brick front and cinder block construction. This property has been well maintained and is directly across the street from the Credit Union bank. There is street parking at the front of the building and lots of parking in the rear parking lot for business owners or tenants. Property has a residential unit that is currently being rented out as well. Vulcan has a wide variety of business and amenities that make for an ideal community to own and operate your own business . Use what you need and lease out the balance and benefit from revenue income. Vulcan is well known for its Hospital, Schools, Outdoor pool and waterslides, golf course and many other services and great community minded people and families. Call your favorite realtor for more information and details.

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