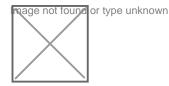


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119 2 AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationVulcan, Alberta

Listing ID: 32435

MLS ID: A2262974

\$369,900



△ CURTIS PATTON

403) 995-2810

Prairie Management & Realty Inc.

403-995-2810

d 119 2 Avenue N, Vulcan , Alberta T0L 2B0

Transaction Type

For Sale

Subdivision

NONE

Property Type

Commercial

Building Area (Sq. Ft.)

5750.00

Heating

Boiler

Reports

RPR Without Compliance

Days On Market

61

Year Built

1947

Property Sub Type

Mixed Use

Building Area (Sq. M.)

534.19

Inclusions

Fridge, Stove, Dishwasher, Dryer, Fire

extinguishers, window coverings

Zoning

C1

Structure Type

Mixed Use

Legal Plan

7000AG

Roof

Metal

Restrictions

Encroachment

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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