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## 122 2 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Strathmore, Alberta



**Listing ID:**  
34857


**MLS ID:**  
A2301501

**\$635,000**



 **TRACY GIBBS**  
 (403) 390-5195

 Real Broker  
 855-623-6900

 122 2 Avenue , Strathmore , Alberta T1P 1K1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> CB
<b>Subdivision</b> Downtown_Strathmore	<b>Year Built</b> 1957	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 4810N
<b>Building Area (Sq. Ft.)</b> 3405.24	<b>Building Area (Sq. M.)</b> 316.35	<b>Lot Size (Sq. Ft.)</b> 4079
<b>Lot Size (Acres)</b> 0.09	<b>Footprint (Sq. Ft.)</b> 3242	<b>Construction Type</b> Brick,Concrete
<b>Roof</b> Asphalt/Gravel	<b>Foundation</b> Block,Poured Concrete	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> None	<b>Restrictions</b> None Known
<b>Reports</b> Contracts,Floor Plans,Title		

Former real estate office featuring 12 private offices, 2 bathrooms, 2 reception areas, a boardroom/meeting area, and a partial basement. Vacant and ready for your improvements and vision. This property offers a flexible layout suitable for a variety of professional uses and future renovations. Please inquire for more details or to schedule a showing. A Schedule A must accompany all offers to purchase.

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