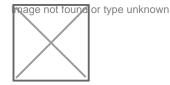


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 114 2 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Vulcan, Alberta

Listing ID:

17702

MLS ID: C4121329

\$199,000



△ LYLE MAGNUSON

**403)** 633-2222

■ MAGNUSON REALTY LTD

**403-485-6901** 

🛍 114 2 Avenue S, Vulcan , Alberta T0L 2B0

Transaction Type Title

For Sale Fee Simple

Year Built Lot Size (Acres)

1965 0.09

Subdivision Structure Type

NONE Retail Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

**Days On Market** 

**Property Type** 

2520

Zoning

Heating

C-1

Retail 7000AG 3441.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Parking

319.68 3920 1

Lot Features
Near Shopping Center, Street
Restrictions

None Known Forced Air Lighting, Views

Commercial building located in downtown Vulcan. Very good street exposure. Owner has done many improvements to the property over the past several years including: new front window frames, door, and glass; all new lighting; new hardwood sub-floor and topped with commercial tile; two new high efficient furnaces; new hot water tank, new bathroom fixtures (his and hers bathrooms); new staff room cabinets and new kitchen sink. Recent repairs to the metal roof. Plumbing in the basement has be upgraded - no more cast-iron pipes. Parking are the rear of the building has been pea gravelled. This property is currently used as a fitness studio. There is also storage area on the main floor, as well as a staff room and his and hers bathrooms. Basement has large storage area, as well as large utility room. The recent improvements and modern paint help make this property ready for business and a great investment!

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