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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 For Sale	Title Fee Simple	Days On Market 2520
Year Built 1965	Lot Size (Acres) 0.09	Zoning C-1
Subdivision NONE	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 7000AG	Building Area (Sq. Ft.) 3441.00
Building Area (Sq. M.) 319.68	Lot Size (Sq. Ft.) 3920	Parking 1
Lot Features Near Shopping Center,Street Lighting,Views	Restrictions None Known	Heating Forced Air

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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