

\$1,500,000 - 137 Second Avenue, Strathmore

MLS® #A2201716

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown_Strathmore, Strathmore, Alberta

One of the nicest buildings in downtown Strathmore. Former ATB Financial Services Branch office located on busy Second Avenue and Second Street in downtown Strathmore. Currently operated as a fitness centre with a new lease in place and new fully trained business owners. Currently leased at \$18.00 sq. ft a year on a 3 year lease with current OP costs of \$3.17 sq. ft. A great investment opportunity for an investor in a building that has been meticulously maintained over the years. Needs Nothing. Purchase and enjoy the rewards.

Built in 1981

Essential Information

MLS® #	A2201716
Price	\$1,500,000
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	137 Second Avenue
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County



Province	Alberta
Postal Code	T1P 1K2

Amenities

Parking Spaces	5
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Interior

Heating	Natural Gas, Make-up Air
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Cooling	Full
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Exterior

Roof	Asphalt/Gravel
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Construction	Brick, Concrete
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Foundation	Poured Concrete
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Additional Information

Date Listed	March 12th, 2025
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Days on Market	22
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Zoning	CB
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Listing Details

Listing Office	CIR Realty
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