# \$1,450,000 - 137 Second Avenue, Strathmore

MLS® #A2201716

\$1,450,000

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. A great opportunity for the aspiring business owner/manager who aspires to won and operate a turnkey fitness studio complete with all gym equipment as listed in supplements. This is Currently operated as a fitness centre with fully trained business owners who are looking to retirement.. Two fitness rooms with weight equipment a yoga studio with a floating hardwood floor and floor to ceiling mirrors. Two physio rooms and male and female bathrooms complete with showers and secure lockers and a laundry area with new front load washer and dryer. It doesn't get any better than this. A turnkey business opportunity for the fitness aspired. 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 \$1,450,000

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

#### Interior

Heating Natural Gas, Make-up Air

Cooling Full

#### **Exterior**

Roof Asphalt/Gravel
Construction Brick, Concrete
Foundation Poured Concrete

## **Additional Information**

Date Listed March 12th, 2025

Days on Market 222 Zoning CB

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.