

# \$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. 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	\$1,450,000
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
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### Interior

Heating	Make-up Air, Natural Gas
Cooling	Full

### Exterior

Roof	Asphalt/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	March 12th, 2025
Days on Market	130
Zoning	CB

### Listing Details

Listing Office	CIR Realty
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