



GRASSROOTS
REALTY GROUP

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**137 Second Avenue
Strathmore, Alberta**

MLS # A2201716



\$1,450,000

Division: Downtown_Strathmore

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: The Bank

Bus. Name: -

Size: 4,520 sq.ft.

Zoning: CB

Heating: Make-up Air, Natural Gas

Floors: -

Roof: Asphalt/Gravel

Exterior: Brick, Concrete

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.