

\$19 - 2, 232 3 Avenue, Strathmore

MLS® #A2105337

\$19

0 Bedroom, 0.00 Bathroom,
Commercial on 0.03 Acres

Downtown_Strathmore, Strathmore, Alberta

For 8 1/2 years the owner of this cafe have created this labor of love and have seen their dream come true from its inception to the current successful business it is. However, there are new adventures ahead and the owners are offering the bay to a new tenant who can make good use of the wonderful space they have created. This 1200sf space is \$1900/month plus operating costs (utilities and maintenance with the exception of property taxes). If you are looking to open your own cafe or dining spot, this bay is ideal as very little lease improvements are needed. The landlord is offering the space for lease and all chattels are available for PURCHASE only. If you have another business venture you would like to pursue and you think this space could work, contact your Realtor® and come have a look. With street access and lots of visitor parking, this is a very attractive bay available mid March 2024. Strathmore is poised to see more growth and this is a perfect opportunity to get into a very visible location!

Built in 1994

Essential Information

MLS® #	A2105337
Price	\$19
Sold Price	\$19
Bathrooms	0.00
Acres	0.03



Year Built	1994
Type	Commercial
Sub-Type	Retail
Status	Sold

Community Information

Address	2, 232 3 Avenue
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1M4

Additional Information

Date Listed	February 1st, 2024
Date Sold	March 11th, 2024
Days on Market	38
Zoning	CB
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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