

\$295,000 - 118 2 Avenue, Strathmore

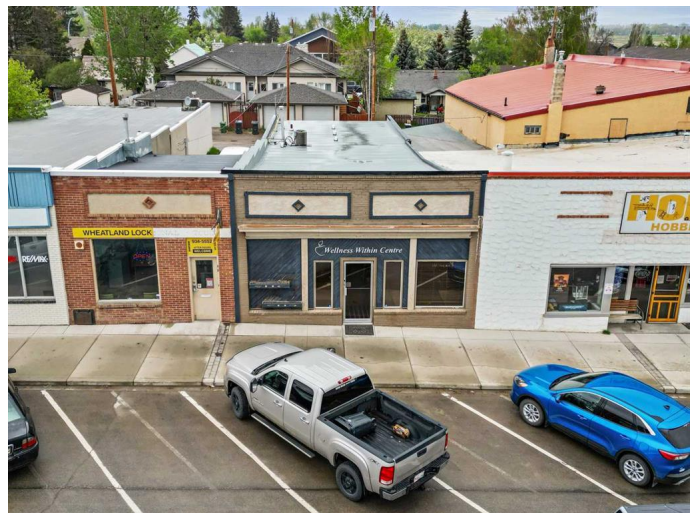
MLS® #A2133098

\$295,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.07 Acres

Downtown_Strathmore, Strathmore, Alberta

Seize the chance to ELEVATE your BUSINESS to new heights w/PREMIER AIR-CONDITIONED Commercial Property in the HEART of STRATHMORE that has 2866 Sq Ft of BOMA of DEVELOPED SPACE incl/Basement STORAGE which provides AMPLE room for VARIOUS Business Operations!!! CONVENIENT 4 PARKING SPOTS in the Back of Building as well as UNLIMITED Street Parking out Front. It has a NEW ROOF (MAY 2024), ALARM SYSTEM, FIRE EXTINGUISHER, + LIGHTED EXITS. There are 6 ROOMS (currently used as Therapy Rooms), 3 BATHROOMS (incl/a shower in 1 of them), 2 OFFICE ROOMS, a STAFF ROOM, a LAUNDRY ROOM, a RECEPTION ROOM, a WAITING ROOM, a UTILITY ROOM, 4 STORAGE ROOMS in Basement (YES 4!!!). The WELCOMING Reception, + a Waiting Room that has NATURAL LIGHT coming in from the Windows/Front Door. Down the hallway are 3 Rooms, an Office, a 2 pc Bathroom. The Furnace/Utility Room is opposite of the staircase to the Basement. Down the rest of the hallway is another 3 more Rooms, a 3 pc Bathroom (w/Shower), a Laundry Room, an Office, + a Staff Room that has a Kichenette (has access to the Back Door). In the Basement is a 17' X 11' STORAGE ROOM, a 26' X 23' STORAGE ROOM, a 12' X 3' STORAGE ROOM, + a 2 pc BATHROOM. This is AMAZING VALUE!!!



Whether you're looking to ESTABLISH an Upscale Office Headquarters incl/LAWYERS, WALK-IN MEDICAL CLINIC, MASSAGE THERAPISTS, CHIROPRACTORS, MEDICAL SPECIALISTS or REHABILITATION, or VETERINARIANS to name a few!!! This PROPERTY is EASY to ACCESS on 2nd Avenue in a Strip Mall w/HIGH VISIBILITY, + FOOT TRAFFIC; making it an EXCELLENT CHOICE for your needs. Surrounded by THRIVING Businesses, Public AMENITIES, Restaurants, + a block away is KINSMEN PARK which is PERFECT for that BREAK to walk around for RELAXATION/EXERCISE or to ENJOY the FRESH AIR. Whether you're an ENTREPRENEUR, ESTABLISHED CORPORATION, or VISIONARY STARTUP; this PROPERTY provides the PERFECT CANVAS to bring your Business Aspirations to Life. BOOK a VIEWING TODAY!!!

Built in 1935

Essential Information

MLS® #	A2133098
Price	\$295,000
Sold Price	\$275,000
Bathrooms	0.00
Acres	0.07
Year Built	1935
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address	118 2 Avenue
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta

Postal Code T1P 1K1

Amenities

Utilities Cable Connected, Electricity Available, Natural Gas Available, Heating Paid For, High Speed Internet Available, Phone Available, Sewer Connected, Water Available

Parking Spaces 4

Interior

Interior Features Open Floorplan

Heating Forced Air, Natural Gas

Cooling Central Air

Exterior

Lot Description Back Lane, City Lot, Level, Street Lighting

Roof Membrane

Construction Brick, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 21st, 2024

Date Sold July 3rd, 2024

Days on Market 43

Zoning CB

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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