

**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. A great opportunity for the aspiring business owner/manager who aspires to own 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.