

# \$1,500,000 - 137 Second Avenue, Strathmore

MLS® #A2201716

**\$1,500,000**

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	\$1,500,000
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
----------------	---

**Interior**

Heating	Natural Gas, Make-up Air
Cooling	Full

**Exterior**

Roof	Asphalt/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 12th, 2025
Days on Market	50
Zoning	CB

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.