

# \$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 21

Zoning CB

### **Listing Details**

Listing Office CIR Realty

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