

122 2 Avenue  
Strathmore, Alberta

MLS # A2264306

**\$479,000**



**Division:** Downtown\_Strathmore

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,500 sq.ft.

**Zoning:** CB

**Heating:** Central, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt/Gravel

**Utilities:** -

**Exterior:** Brick, Concrete

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Former Real Estate office with 12 offices, 2 bathrooms, 2 reception areas, board room meeting area and partial basement. Vacant and ready for your improvements and dreams. Property sold "as is where is" with no warranties or representations on part of the seller. The rooftop air conditioner is not functioning and it is suspect that the drop ceiling tiles contain asbestos. There is no RPR. The seller will offer Title Insurance in lieu of no RPR.