

**219 Centre Street
Vulcan, Alberta**

MLS # A2254541

\$189,900



Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,380 sq.ft.

Zoning: Commercial

Heating: Forced Air

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Excellent main street building in the town of Vulcan!!! Was formally operated as a custom cutting and mobile butcher shop but could be easily converted to what ever business you desired. This building is just shy of 2400 sqft and has numerous upgrades which include thickened concrete and upgraded electrical. Could easily be turned back into a butcher shop as the demand was huge in the area. The infrastructure is all there including a wash room, loads of cooler space for hanging the meat, a freezer and was all carefully designed to hang on a rail system to make moving the carcasses a breeze. The building is divided up into a 36x28 showroom area with loads of natural light and a 10x6 office. The cooler is 48x14.8 and the freezer is 11.4x8.6. This property can be sold with all the equipment (at an additional cost) or all the items can be removed.