

**121 Centre Street  
Vulcan, Alberta**

**MLS # A2280091**

**\$140,000**



**Division:** NONE

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Flowers 'n Fancies

**Bus. Name:** -

**Size:** 1,788 sq.ft.

**Zoning:** RETAIL / COMMERCIAL C-1

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt, Membrane

**Utilities:** -

**Exterior:** Other, Stucco

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** Back Lane, Near Shopping Center

**Inclusions:** N/A

Prime Commercial Opportunity on Centre Street! This well-maintained building offers a spacious storefront with excellent street exposure, making it ideal for a wide range of businesses. Recent upgrades include updated flooring, roofing, and air conditioning. Additional features include an office, washroom, and a functional basement providing valuable storage space. Business and inventory may also be available for purchase under separate negotiation, offering a turnkey opportunity for the right buyer. Leasing may also be an option! Call your favourite COMMERCIAL REALTOR®; Do not approach staff or visit the business during operating hours.