

**137 Second Avenue
Strathmore, Alberta****MLS # A2201716****\$1,450,000****Division:** Downtown_Strathmore**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** The Bank**Bus. Name:** -**Size:** 4,520 sq.ft.**Zoning:** CB**Heating:** Make-up Air, Natural Gas**Floors:** -**Roof:** Asphalt/Gravel**Exterior:** Brick, Concrete**Water:** -**Sewer:** -**Inclusions:** N/A**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** -**Lot Feat:** -

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 fully trained business owners.. Two fitness rooms with weight equipment a yoga studio with a floating hardwood floor and floor to ceiling mirrors. Two physio rooms and male and female bathrooms complete with showers and secure lockers and a laundry area with new front load washer and dryer. It doesn't get any better than this. A turnkey business opportunity for the fitness aspired. 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.