

# \$399,000 - 119 2 Avenue Avenue Se, Strathmore

MLS® #A2211093

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Downtown\_Strathmore, Strathmore, Alberta

Here is a great opportunity to have a business with property, building and all the setup in Downtown Strathmore. Strathmore is only twenty minutes from Chestermere, and 40 Minutes to Calgary, With 1750 sq ft of Air Conditioned usable space containing 4 separate rooms at the back, each room is used for a separate spa and saloon services, Massage, facial, hairstyling, pedicure and ethnic clothing, You may rent each room or run a full fledge salon spa and massage centre for the community, it provides countless options in this well maintained building location. This property has so much potential, it offers 2 bathrooms & a kitchen area as well. There is potential for basement development, or use it for awesome storage area. Currently used as salon and esthetics spa it is a great location in comfortable surroundings. There is a month to month sublease in place for fancy clothing, making good income for the owner. A great chance to be located in nostalgic Downtown Strathmore.

Built in 1950

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2211093  |
| Price      | \$399,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.07      |
| Year Built | 1950      |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Mixed Use  |
| Status   | Active     |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 119 2 Avenue Avenue Se |
| Subdivision | Downtown_Strathmore    |
| City        | Strathmore             |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T1P 1K2                |

### Amenities

|           |  |
|-----------|--|
| Utilities | Cable Internet Access, Elec<br>Sewer Connected, Water Co |
|-----------|--|

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 74               |
| Zoning         | CB               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Premiere Realty Direct |
|----------------|------------------------|



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