

# Retail For Sale

3,441 Sqft - 114 2 AV S, Vulcan, Alberta, Canada  
T0L2B0



## Property Description

Commercial building located in downtown Vulcan. Very good street exposure. Owner has done many improvements to the property over the past several years including: new front window frames, door, and glass; all new lighting; new hardwood sub-floor and topped with commercial tile; two new high efficient furnaces; new hot water tank, new bathroom fixtures (his and hers bathrooms); new staff room cabinets and new kitchen sink. Recent repairs to the metal roof. Plumbing in the basement has be upgraded - no more cast-iron pipes. Parking are the rear of the building has been pea gravelled. This property is currently used as a fitness studio. There is also storage area on the main floor, as well as a staff room and his and hers bathrooms. Basement has large storage area, as well as large utility room. The recent improvements and modern paint help make this property ready for business and a great investment! (id:15472)

## Location

Street Number:	<b>114</b>
Street:	<b>2</b>
Country:	<b>CA</b>
Province:	<b>AB</b>

## Basic Details

Property Type:	<b>Retail</b>
Listing Type:	<b>For Sale</b>
MLS® #:	<b>C4121329</b>
Price:	<b>\$210,000</b>
Sq Ft:	<b>3,441 Sqft</b>
Year Built:	<b>1965</b>
Lot Area:	<b>0.09 Acre</b>

## Features

View Features:	<b>View</b>
----------------	-------------

City:	<b>Vulcan</b>
Postal Code:	<b>T0L2B0</b>
Longitude:	<b>W114° 44' 18.6"</b>
Latitude:	<b>N50° 24' 12.4"</b>

## Agent [Info](#)

---



Klein Group Real Estate  
✉ [exclusive@kleingroup.com](mailto:exclusive@kleingroup.com)

604-684-8844 - #204-345 Robson Street Vancouver, BC V6B 0H3

---

