

# \$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	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
-----------	--

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

### Additional Information

Date Listed	April 15th, 2025
Days on Market	30
Zoning	CB

### Listing Details

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.