

# \$244,900 - 413 3 Avenue N, Vauxhall

MLS® #A2090047

**\$244,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Vauxhall, Alberta

This commercial office building in Vauxhall offers a highly functional and well-organized space for your business needs. As you enter, you'll find a welcoming front receptionist area that sets a professional tone for your clients and visitors. The layout includes three spacious offices, ideal for individual workspaces or private meetings. The highlight of this property is the large boardroom, which provides ample space for important discussions, presentations, and collaborative sessions. For your convenience, there is a kitchenette area towards the back of the building, making it easy to prepare and enjoy meals on-site. Additionally, a bathroom is readily accessible, ensuring that your staff and guests have the necessary facilities at their disposal. The mechanical room offers practical functionality for maintenance and utilities. Parking is a breeze with staff parking available in the back, ensuring your team can access the property conveniently. There's also off-street parking in the front, making it hassle-free for clients and visitors to find a spot. This property combines functionality, accessibility, and professional aesthetics, making it an excellent choice for your business endeavours in Vauxhall.

Built in 1982

## Essential Information

MLS® #                      A2090047



Price	\$244,900
Bathrooms	0.00
Acres	0.00
Year Built	1982
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	413 3 Avenue N
Subdivision	NONE
City	Vauxhall
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 2K0

### Additional Information

Date Listed	October 27th, 2023
Days on Market	538
Zoning	C-D

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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