

# \$250,000 - 417 2 Avenue N, Vauxhall

MLS® #A2175877

**\$250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Vauxhall, Alberta

Welcome to Vauxhall! This convenience store has been operated by the same owner for over 30 years. The upstairs features a residential loft, fully permitted and legal. This building offers the potential for someone to live up and work down, with the store front providing options for many types of businesses, at the discretion of the town of Vauxhall. This is a unique building that has the potential to provide someone with a change to build a business on site while living upstairs. There is ample parking, and this building boasts 5,500+ square feet of work and living space. Contact your favorite REALTOR® to book a showing.

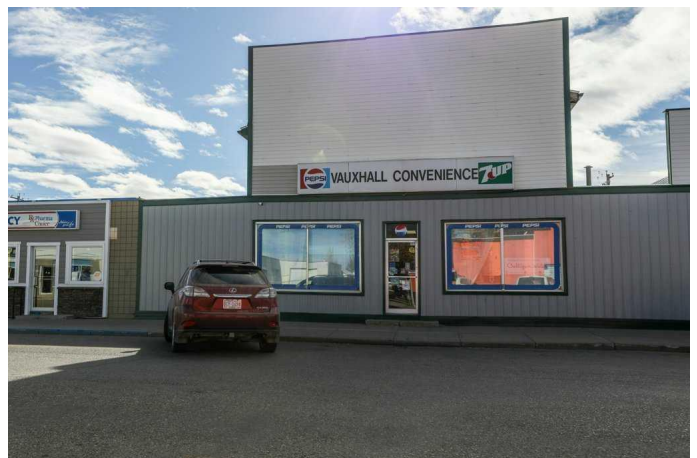
Built in 1930

## Essential Information

MLS® #	A2175877
Price	\$250,000
Bathrooms	0.00
Acres	0.00
Year Built	1930
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	417 2 Avenue N
Subdivision	NONE
City	Vauxhall



County	Taber, M.D. of
Province	Alberta
Postal Code	T0K2K0

**Amenities**

Parking Spaces	4
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**Interior**

Heating	Forced Air
Cooling	None

**Exterior**

Roof	Asphalt Shingle
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 28th, 2024
Days on Market	226
Zoning	Commercial/Residential

**Listing Details**

Listing Office	2 PERCENT REALTY
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