

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5018 2ND ST. W FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Claresholm, Alberta



Listing ID:
26013


MLS ID:
A2146178

\$595,000



 **JOHN HART**
 (403) 468-4412

 MaxWell Capital Realty
 403-253-5678

 5018 2nd St. W, Claresholm , Alberta T0L0T0

Transaction Type For Sale	Title Fee Simple	Days On Market 55
Zoning C1	Subdivision NONE	Building Type Mixed Use,Office Building
Year Built 1977	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 147N	Building Area (Sq. Ft.) 4443.00
Building Area (Sq. M.) 412.76	Lot Size (Sq. Ft.) 7812	Lot Size (Acres) 0.18
Parking 3	Construction Type Brick,Concrete	Roof Asphalt/Gravel,Flat
Foundation Poured Concrete,Slab	Heating Combination,Forced Air,Natural Gas,Zoned	Lot Features Corner Lot,Low Maintenance Landscape,Irregular Lot
Inclusions All office furniture , filing equipment, built in dishwasher and contents of the coffee room	Restrictions Call Lister,Restrictive Use Clause	Reports Floor Plans

This well kept office/retail building is currently set up as an office space but could be used in a variety of ways - retail space, mini mall, or for whatever your business needs are. It currently features a large reception/waiting area, 1 large office, 6 smaller offices, large board room, printing area, secure file storage room, kitchenette, mens and ladies washrooms, and a utility room. Located in downtown Claresholm with staff parking in back and angle parking out front. With a gross internal area of 4014 sqft, this property is versatile and has a 30 day possession. Better take a look.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.