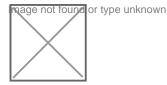


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4121 5TH STREET E FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationClaresholm, Alberta

Listing ID:

26356 A2149243

\$497,000



△ JOHN HART

MLS ID:

2 (403) 468-4412

MaxWell Capital Realty

403-253-5678

4121 5th Street E, Claresholm , Alberta T0L0T0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

28

Zoning

Industrial 1

Subdivision

NONE

Building Type

Free-Standing, Warehouse

Year Built

Structure Type 1999

Industrial

Property Type Commercial

Property Sub Type

Warehouse

Legal Plan

6752JK

Building Area (Sq. Ft.)

7200.00

Building Area (Sq. M.)

668.90

Construction Type Metal Frame, Metal Siding Roof Metal

Foundation

Heating

Overhead Heater(s), Natural Gas

Inclusions

Poured Concrete

None

Restrictions None Known Reports

RPR with Compliance, Title

This is an opportunity for either business people or investors to purchase a solid steel framed industrial building in the town of Claresholm just 1 hour south of Calgary, Alberta on Highway 2. This 1999, insulated and heated Industrial building with 5 - 14x14 foot bays is 90 feet long and 80 feet wide. Can easily accommodate long highway units with floor drains in the center and has two bathrooms including one with a shower. Also a small office/ mezzanine. There are four skylights in the roof as well as inside lighting along with radiant gas heaters above for year round temperature control. A good sized parking area outside as well on the .67 acre lot with easy unimpeded access to the building off 5th Street. You may never see an affordable price like this had this building been closer to the city so better have a look at this rare opportunity!

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