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4121 5TH STREET E FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Claresholm, Alberta



Listing ID:
26356


MLS ID:
A2149243

\$497,000



 **JOHN HART**
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 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 1999	Structure Type 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 Poured Concrete	Heating Overhead Heater(s),Natural Gas	Inclusions 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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