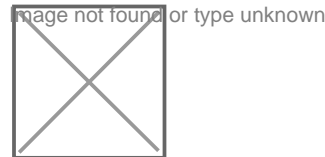


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4020 3 ST E CLARESHOLM, ALBERTA T0L0T0 MLS® NUMBER: E4405611








Commercial Real Estate > Commercial Property for Sale

**Location**  
Alberta

**Listing ID:**  
26904

**\$774,990**



 ClaresholmEcDev1  
 Mar 21, 2023  
 **KEVIN H. MOCKFORD**  
 (780) 436-7410  
 4020 3 ST E, Alberta T0L 0T0

**Listing Description** - 12,136 sq.ft.± Industrial property situated on 0.96 acres± - 18' to 30' height in the warehouse - 600 amp/240 Volt/3 phase electrical service (to be verified) - (1) 3 ton and (1) 5 ton crane - Quick access to Highway 2 - Additional 1 acre± lot near this property may also be available for purchase (\$85,000.00) - Zoning allows for a wide variety of industrial uses (31795612) - Built in 1979. Property Type: Industrial. Quick access to highway 2. **Additional Information** Legal Description: Plan 7910810, Block 4, Lot 3 Zoning: I1 Possession: Immediately Site/Year Size: 0.96 acres± Drainage: Two floor drains (sumps) Heating: Forced air overhead heaters in shop Loading: (6) Grade level exterior overhead doors Property Taxes: \$15,133.17 (2023) Sale Price: \$910,000, Further Reduced to \$774,990

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