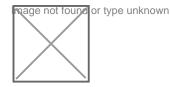


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5018 2ND ST. W FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Claresholm, Alberta

Listing ID:

28271

MLS ID: A2146178

\$524,000



△ JOHN HART

**2** (403) 468-4412

MaxWell Capital Realty

**403-253-5678** 

5018 2nd St. W, Claresholm , Alberta T0L0T0

**Transaction Type** 

For Sale

Title

**Days On Market** 

469

**Zoning** 

C1

Subdivision

Fee Simple

NONE

**Building Type** 

Mixed Use,Office Building

Building Area (Sq. Ft.)

Year Built

1977

Structure Type

Office

147N

**Property Type** Commercial

**Property Sub Type** 

Office

Legal Plan

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, Irregular Lot, Low Maintenance Landscape

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, medical doctors/nurse practitioner clinic 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.

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