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## 4609 1 STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Claresholm, Alberta

**Listing ID:**  
29580

**MLS ID:**  
A2198078

**\$129,900**



 **LOU BENIS**  
 (403) 327-2221

 **RE/MAX REAL ESTATE - LETHBRIDGE**  
 403-327-2221

 **4609 1 Street W, Claresholm , Alberta T0L 0T0**

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	322
<b>Zoning</b>	<b>Subdivision</b>	<b>Structure Type</b>
C2	NONE	None
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Business	147N
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
0.00	0.00	11761
<b>Lot Size (Acres)</b>	<b>Inclusions</b>	<b>Restrictions</b>
0.27	N/A	Building Restriction

#### Reports

Environmental Phase 1

Rare Opportunity: Prime Commercial Lot on Main Street! Seize this incredible chance to invest in a vacant commercial lot ideally situated on Main Street, in the heart of a thriving and growing community. This prime location offers unparalleled access to an array of amenities, making it the perfect spot for your next business venture. The lot is conveniently located just one hour from Calgary, providing easy access to schools, shopping centers, hospitals, grocery stores, and more. With the sky as the limit, envision your dream business thriving in this bustling area. A rare find in a prime location, this lot is affordably priced to make your commercial dreams a reality. Become a part of a vibrant, expanding community that promises continued growth and development. Don't miss out on this incredible opportunity to secure a coveted spot on Main Street. The possibilities are endless! Make sure you check out the link to the drone video!

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