

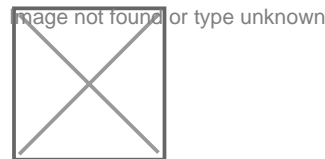
Regional Contact

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## 67 HARVARD DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Claresholm, Alberta



**Listing ID:**  
30429

**MLS ID:**  
A2217789

**\$1,050,000**



 **DOUG MERESKA**  
 (403) 394-8239

 **AVISON YOUNG**  
 403-330-3338

 67 Harvard Drive , Claresholm , Alberta T0L 0T0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 104
<b>Zoning</b> CIA	<b>Subdivision</b> NONE	<b>Nearest Town</b> Claresholm
<b>Building Type</b> Free-Standing	<b>Year Built</b> 1941	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2840JK
<b>Building Area (Sq. Ft.)</b> 44660.00	<b>Building Area (Sq. M.)</b> 4149.02	<b>Lot Size (Sq. Ft.)</b> 207345
<b>Lot Size (Acres)</b> 4.76	<b>Footprint (Sq. Ft.)</b> 44660	<b>Construction Type</b> Metal Siding
<b>Heating</b> Forced Air,Natural Gas,Radiant	<b>Access to Property</b> Airport Nearby	<b>Inclusions</b> None
<b>Restrictions</b> See Remarks	<b>Reports</b> Appraisal,Title	

As is, where is opportunity in the Claresholm Industrial Airport Park for warehouse, storage, or industrial user. This 44,660 SF space is clear-span to the middle of the building, with 18' ceilings, and four 16' high overhead doors to access the warehouse area. Building improvements include updated metal siding, an upgraded fire suppression sprinkler system throughout the warehouse area, twelve new ceiling-mounted radiant tube heaters to supplement forced air, a 40-gallon hot water tank, and developed office space. There are office, storage, and staff areas in both the north and south of the building, with a washroom and mezzanine space located in the center of the warehouse. The large, fully fenced and gated, 4.76-acre yard is ideal for equipment or product storage and can be accessed from both the north (via Harvard Drive) and south of the site (via TWP Road 123). Located in the Claresholm Industrial Airport Park, this site offers convenient access to the property via Highway AB-520. Being located between Lethbridge and Calgary offers the owner-user access to two prime markets while taking advantage of the low per-square-foot (PSF) rates in this rural industrial park.

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