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## 5313 1 STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Claresholm, Alberta

Listing ID: 31661 MLS ID: A2247440

\$2,790,000



- △ SEAN NA
- **2** (825) 437-0266
- MaxWell Canyon Creek
- **403-278-8899**
- 5313 1 Street W, Claresholm , Alberta T0L 0T0

**Transaction Type** 

For Sale

**Days On Market** 

68

Zoning

С

Subdivision

NONE

Year Built

1995

Structure Type

Other

Property Type

Commercial

**Property Sub Type** 

**Business** 

Legal Plan

147N

Building Area (Sq. Ft.)

3785.00

Building Area (Sq. M.)

351.64

Inclusions

n/a

**Restrictions**None Known

Reports

Financial Statements

Exceptional investment opportunity on busy Alberta Hwy 2 at the north entrance of Claresholm! A well - established gas station and restaurant business with impressive sales performance and loyal clientele. Dispenser upgraded in 2024, and a restaurant fully set up in Feb 2022 with brand new equipment, rapidly growing sales, and outstanding Google reviews. Strong leasehold improvements, canopy, tanks, and retail setup make this a turnkey, high-visibility location ideal for an owner-operator or investor. Do not miss this opportunity

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