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RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Claresholm, Alberta

Listing ID:
33599

MLS ID:
A2279044

\$340,000



 **JOHN HART**
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 MaxWell Capital Realty
 403-253-5678

 118 49 Avenue W, Claresholm, Alberta T0L0T0

Transaction Type	Title	Days On Market
For Sale	Fee Simple	17
Business Type	Zoning	Subdivision
Retail	C1	NONE
Nearest Town	Building Type	Year Built
Claresholm	Street Level Storefront	1947
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
147N	3572.00	331.85
Lot Size (Sq. Ft.)	Lot Size (Acres)	Construction Type
4200	0.10	Brick,Cement Fiber Board,Concrete,See Remarks,Stucco
Roof	Foundation	Cooling
Flat	Poured Concrete	Full
Heating	Lot Features	Access to Property
Forced Air,Natural Gas	Back Lane	Accessible to Major Traffic Route,Back Alley Access
Inclusions	Restrictions	Reports
Seasonal Garden Shed 20x19 Feet	Development Restriction,See Remarks	Legal Description

This great retail space has just come on the market in one of the most prime locations the Town of Claresholm has to offer. The C1 designation takes in a wide variety of designated and discretionary uses in a bustling energetic community that is actively welcoming new businesses to town. 49th Avenue is one of the most active business and retail streets in town with ample parking and only side street traffic just off Highway 2. This concrete block building was built in 1947 and has been extensively renovated, much of which has occurred within the last 10 years. Bring your dreams and ideas down to the town of Claresholm on Highway 2 just 1 hour south of Calgary and see if this opportunity is the one you have been looking for!

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