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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**
 (403) 468-4412

 MaxWell Capital Realty
 403-253-5678

 118 49 Avenue W, Claresholm , Alberta T0L0T0

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