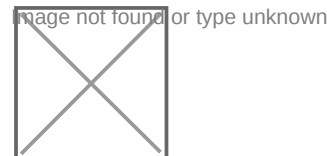


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5018 2 STREET W FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Claresholm, Alberta

Listing ID:
34288

MLS ID:
A2290908

\$11



 **FANG AN**
 (403) 547-8401

 **First Place Realty**
 403-547-8401

 5018 2 Street W, Claresholm , Alberta T0L0T0

Transaction Type For Lease	Days On Market 4	Lease Amount 11.00
Lease Frequency Annually	Subdivision NONE	Building Type Office Building
Year Built 1977	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Office	Building Area (Sq. Ft.) 4443.00	Building Area (Sq. M.) 412.76
Inclusions office table, filing cabinet	Restrictions None Known	Reports Floor Plans

Excellent leasing opportunity in the heart of downtown Claresholm! This well-maintained office/retail building offers flexible space ideal for a variety of professional and commercial uses including professional offices, retail services, medical or wellness clinics, consulting businesses, or shared office operations. The space is thoughtfully laid out and currently configured as a professional office environment, featuring a spacious reception and waiting area, one large executive office, six additional private offices, a large boardroom, printing/copy area, secure file storage room, kitchenette, men's and women's washrooms, and a utility room. The property offers flexible leasing options – tenants may lease the entire space or rent individual offices. A total of seven private offices are available, fully furnished with desks and ready for immediate occupancy, providing a convenient turnkey solution for professionals and small businesses. Located in a high-visibility downtown location with ample parking, including staff parking at the rear of the building and angled street parking at the front for clients and visitors.

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