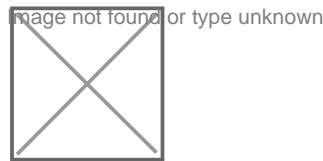


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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.

5115 1 STREET W FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location Claresholm, Alberta

Listing ID: 35308

MLS ID: A2305863

\$500,000



KIM STUBBS (780) 974-3357

Sotheby's International Realty Canada 403-254-5315

5115 1 Street W, Claresholm , Alberta T0L 0T0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Zoning</b> C1
<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Retail	<b>Year Built</b> 1960
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 147N	<b>Building Area (Sq. Ft.)</b> 8743.00	<b>Building Area (Sq. M.)</b> 812.24
<b>Lot Size (Sq. Ft.)</b> 19500	<b>Lot Size (Acres)</b> 0.45	<b>Footprint (Sq. Ft.)</b> 8743
<b>Construction Type</b> See Remarks	<b>Roof</b> Metal,Rolled/Hot Mop	<b>Foundation</b> Slab
<b>Cooling</b> None	<b>Heating</b> Ceiling,Central,Natural Gas	<b>Lot Features</b> Paved,See Remarks
<b>Access to Property</b> Direct Access	<b>Inclusions</b> None	<b>Restrictions</b> None Known
<b>Reports</b> Floor Plans,Other Documents,Title		

Attention investors! Commercial building in growing Claresholm. Tenanted with NNN leases. Building has had electrical, HVAC and plumbing all replaced in last approximately 10 years. Great holding property for long term as location is excellent with Hwy 2 frontage.

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