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136 49 AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Claresholm, Alberta



Listing ID:
35468

MLS ID:
A2315612

\$495,000



 **CORY HUNT**
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 REAL BROKER
 1855-623-6900

 136 49 Avenue W, Claresholm , Alberta T0L 0T0

Transaction Type For Sale	Days On Market 6	Zoning C1
Subdivision NONE	Year Built 1984	Structure Type Other
Property Type Commercial	Property Sub Type Business	Legal Plan 147N
Building Area (Sq. Ft.) 3200.00	Building Area (Sq. M.) 297.29	Inclusions NA
Restrictions None Known	Reports None	

Fantastic opportunity to add a commercial property to your investment portfolio in the welcoming community of Claresholm, Alberta! Located at 136 49 Avenue West, this commercial building offers excellent potential in a growing small town known for its strong sense of community, local businesses, and convenient location along Highway 2 between Calgary and Lethbridge. Claresholm continues to attract residents, travelers, and business owners alike with its affordable cost of living, charming downtown core, and steady local economy. This property presents a great opportunity for investors looking to expand their portfolio in a thriving rural Alberta community with long term potential. Building only is being offered for sale, making this an ideal option for investors seeking a straightforward commercial asset in an established location. Whether you are looking to diversify your holdings or secure a property in a community with continued growth and opportunity, this is one worth exploring!

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