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## 4913 2 STREET W FOR SALE

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Commercial Real Estate > Commercial Property for Sale



**Location**  
Claresholm, Alberta



**Listing ID:**  
23088


**MLS ID:**  
A2090740

**\$849,900**



 **SIMON D. HUNT**  
 (403) 293-0363

 RE/MAX HOUSE OF REAL ESTATE  
 403-287-3880

 4913 2 Street W, Claresholm , Alberta T0L 0T0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 286
<b>Zoning</b> C1	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Condo Complex,Low Rise (2-4 stories),Mixed Use,Retail,Street Level Storefront,Walk-up
<b>Year Built</b> 1972	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 147N	<b>Building Area (Sq. Ft.)</b> 9504.80
<b>Building Area (Sq. M.)</b> 883.02	<b>Lot Size (Sq. Ft.)</b> 7793	<b>Lot Size (Acres)</b> 0.18
<b>Construction Type</b> Brick,Composite Siding,Stucco,Vinyl Siding,Wood Frame	<b>Roof</b> Tar/Gravel	<b>Foundation</b> Poured Concrete
<b>Cooling</b> None	<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Back Lane,Backs on to Park/Green Space,City Lot,Low Maintenance Landscape,Interior Lot,Level,Paved
<b>Commercial Amenities</b> Laundry Facility,Parking-Extra,Paved Yard,Storage,Storefront	<b>Access to Property</b> Direct Access,Paved Road,Public	<b>Inclusions</b> Washer, Dryer, Electric Stove X 4, Refrigerator X 4, Hoof fan X 4, Dishwasher, All window coverings, 7 ceiling fans, 1 A/C unit
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans,RPR,Title	

Here is the OPPORTUNITY you've been WAITING FOR - a CHANCE to make BIG BUCKS in RENTAL INCOME in this CUTE Mixed-Use BUILDING!!! BOMA Measurements calculate over 9334 sq ft of SPACE to RENT over 6 units, with a mix of RETAIL + residential spaces! 8 PARKING STALLS on-site, plus STREET PARKING all around too. The MAIN FLOOR has 2 retail spaces, CURRENTLY occupied by a SALON on one side + a PAPER/PRINTING company on the OTHER. Both have GREAT floor plans to FACILITATE their BUSINESS, + the Salon has one Half Bath, + the Printing company has TWO half baths. UPSTAIRS you will find 4 RESIDENTIAL UNITS: one 3 Bedroom unit which has been EXTENSIVELY renovated, + three 1 Bedroom units! The 3 Bed unit has LOVELY Flooring, a Living room w/TASTEFUL Corner Fireplace, MASSIVE Covered Deck incl/PRIVACY glass paneling, Dining room + adjoining FULL Kitchen w/SKYLIGHT, large 4 pc Main bath, + the Master bed has a 3 pc En-suite. The OTHER units all have LOW-MAINTENANCE vinyl plank Flooring, NEW CUPBOARDS + WINDOWS, 4 pc Bath, + full Kitchen w/electric Stove, Fridge, + Hood fan. A SUPERB Location backs to PARK/Field w/PLAYGROUND. It DOESN'T GET much BETTER than THIS!!!

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