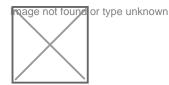


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4913 2 STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationClaresholm, Alberta

Listing ID:

23088 A2090740

\$849,900



A SIMON D. HUNT

MLS ID:

2 (403) 293-0363

□ RE/MAX HOUSE OF REAL ESTATE

403-287-3880

🛱 4913 2 Street W, Claresholm , Alberta T0L 0T0

Transaction Type Title Days On Market

For Sale Fee Simple 286

Building Type

Zoning Subdivision Commercial Mix,Condo Complex,Low

C1 Rise (2-4 stories), Mixed

Use, Retail, Street Level Storefront, Walk-

up

Inclusions

Year BuiltStructure TypeProperty Type1972Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 147N 9504.80

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

883.02 7793 0.18

Construction Type
Roof Foundation

Brick, Composite Siding, Stucco, Vinyl
Siding, Wood Frame

Roof
Tar/Gravel
Poured Concrete

Lot Features

CoolingHeatingBack Lane,Backs on to Park/GreenNoneForced Air,Natural GasSpace,City Lot,Low Maintenance

Landscape,Interior Lot,Level,Paved

Commercial Amenities _ _ _ Washer, Dryer, Electric Stove X 4,

Laundry Facility, Parking-Extra, Paved
Yard, Storage, Storefront

Access to Property
Direct Access, Paved Road, Public

Refrigerator X 4, Hoof fan X 4,
Dishwasher, All window coverings, 7

ceiling fans, 1 A/C unit

Restrictions Reports

None Known 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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