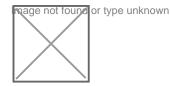


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4905 2 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Claresholm, Alberta

Listing ID:

24740

MLS ID:

A2119004

\$999,900



△ PAMMI BRAR

2 (403) 247-5178

RE/MAX Real Estate (Mountain View)

403-247-5178

Transaction TypeDays On MarketZoningFor Sale151C1

SubdivisionBuilding TypeYear BuiltNONECommercial Mix1979

Structure Type Property Type Property Sub Type

Multi Unit Commercial Mixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

147N 7161.51 665.32

InclusionsRestrictionsReportsn/aNone KnownNone

Great investment with lots of feature growth potential. The main floor is approximately 7,200 sq ft. The building has 3 business units. The first unit is occupied by Alberta Health Services, the second unit is 1055 sq ft and vacant (potential for multiple uses such as a cannabis store, convenience store, launder mat) and the third unit is a liquor store. An unfinished 7200 sq ft 2nd story with elevator and side stairs has the potential to build 6 to 10 residential apartments or seniors homes or Hotel / Motel. The owner is retiring, Great opportunity to own a Liquor Store and building. The Corner Liquor store business is also for sale asking \$60,000 + Inventory. Lots of feature growth potential. Lots of parking backs onto green space.

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