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## 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**  
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 403-247-5178

 4905 2 Street , Claresholm , Alberta T0L 0T0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 151	<b>Zoning</b> C1
<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1979
<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 147N	<b>Building Area (Sq. Ft.)</b> 7161.51	<b>Building Area (Sq. M.)</b> 665.32
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

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, laundry 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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