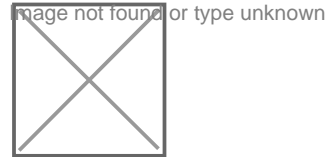


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4419 1ST STREET W CLARESHOLM, ALBERTA T0L0T0 MLS® NUMBER: A2101222








Commercial Real Estate > Commercial Property for Sale

**Location**  
Alberta

**Listing ID:**  
26906

**\$189,000**



 ClaresholmEcDev1  
 Mar 21, 2023  
 **JOHN HART**  
 (403) 625-0012  
 4419 1st Street W, Alberta T0L 0T0

**Listing Description** An excellent and rare opportunity awaits on this prime location! This vacant lot, with dimensions of 160 feet frontage and 130 feet depth, presents an ideal canvas for future investment or development. Situated along Alberta Highway 2 with high traffic, this property boasts immense potential for various ventures, including a plaza, strip market, or open franchise along with many other discretionary uses as allowed by the growing, vibrant, Town of Claresholm . With three sides facing roads, explore the endless possibilities for lucrative business opportunities within this prime location. (28525718) **Property Summary** Property Type: Other Building Type: Commercial Mix Title: Freehold Land Size: Unknown Age Of Building: Age is unknown Annual Property Taxes: \$1,611 **Building** Utility Type: Electricity (Available), Sewer (Available), Water (At Lot Line) Utility Sewer: Municipal sewage system Water: Municipal water **Measurements** Square Footage: 20800 sqft Total Finished Area: 20800 sqft Exterior Building Size: 20800 sqft **Land** Zoning Description: Highway Commercial

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).