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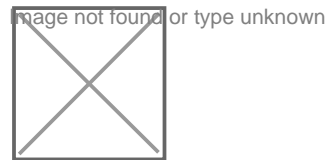
Regional Contact

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5018 2ND ST. W FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Claresholm, Alberta

Listing ID:
28271

MLS ID:
A2146178

\$549,000



JOHN HART
 (403) 468-4412

MaxWell Capital Realty
 403-253-5678

5018 2nd St. W, Claresholm , Alberta T0L0T0

Transaction Type For Sale	Title Fee Simple	Days On Market 421
Zoning C1	Subdivision NONE	Building Type Mixed Use,Office Building
Year Built 1977	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 147N	Building Area (Sq. Ft.) 4443.00
Building Area (Sq. M.) 412.76	Lot Size (Sq. Ft.) 7812	Lot Size (Acres) 0.18
Parking 3	Construction Type Brick,Concrete	Roof Asphalt/Gravel,Flat
Foundation Poured Concrete,Slab	Heating Combination,Forced Air,Natural Gas,Zoned	Lot Features Corner Lot,Irregular Lot,Low Maintenance Landscape
Inclusions All office furniture , filing equipment, built in dishwasher and contents of the coffee room	Restrictions Call Lister,Restrictive Use Clause	Reports Floor Plans

This well kept office/retail building is currently set up as an office space but could be used in a variety of ways - retail space, mini mall, medical doctors/nurse practitioner clinic or for whatever your business needs are. It currently features a large reception/waiting area, 1 large office, 6 smaller offices, large board room, printing area, secure file storage room, kitchenette, mens and ladies washrooms, and a utility room. Located in downtown Claresholm with staff parking in back and angle parking out front. With a gross internal area of 4014 sqft, this property is versatile and has a 30 day possession. Better take a look.

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