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## 1, 9 SASKATCHEWAN CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Claresholm, Alberta



**Listing ID:**  
29965


**MLS ID:**  
A2205825

**\$595,000**



 **TOM SHERRY**  
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 1, 9 Saskatchewan Crescent , Claresholm , Alberta T0L 0T0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 8
<b>Zoning</b> I2	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Manufacturing,Mixed Use,Retail,See Remarks,Warehouse
<b>Year Built</b> 2006	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 091 5027	<b>Building Area (Sq. Ft.)</b> 5295.00
<b>Building Area (Sq. M.)</b> 491.92	<b>Inclusions</b> None.	<b>Restrictions</b> Utility Right Of Way
<b>Reports</b> Title		

This super energy efficient 5295 square foot building is set up in 3 separate sections. The northern 850 square feet is set up for office/reception/coffee room space. The portion of the building has 2 large offices, a spacious 2 piece bathroom, some cabinetry with a sink with some space for coffee and lunch, and a very large reception area. The first section of the shop is about 2530 square feet with 16 foot ceilings, and 2 overhead doors (one 12'x12' and another that is 12'x14' high). This shop area has another 2 piece bathroom, a mechanical room that can accommodate laundry facilities, 200 amp service, heated concrete floors, and great lighting. The next shop area has been opened up into the first, but with a simple wall, this portion could easily be leased out to a separate business as it has a separate entrance, separate heating zones, and also its own lunch room and bathroom. This side is about 1912 square feet. This entire complex is owned and was constructed by one of Alberta's most reputable and ethical builders, so rest assured that it is a very well constructed and efficient building. The complex consists of just 4 "bare land" condominium units, currently with just the one owner. This sale is for one of the 4 units. There is a common driveway/parking area with shared maintenance obligations, but costs and workload are expected to be minimal. We have access to a lender who can arrange financing for as little as 20% down with very attractive interest rates so please feel free to reach out any time for additional information. Private tours can be arranged for qualified buyers.

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