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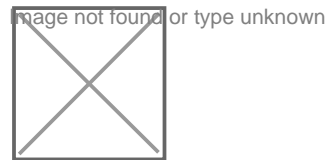
#### Regional Contact

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## 4419 1ST STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Claresholm, Alberta



**Listing ID:**  
30191


**MLS ID:**  
A2101222

**\$189,000**



 **JOHN HART**  
 (403) 468-4412

 MaxWell Capital Realty  
 403-253-5678

 4419 1st Street W, Claresholm , Alberta T0L 0T0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 478
<b>Zoning</b> Highway Commercial	<b>Subdivision</b> NONE	<b>Structure Type</b> None
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 147N
<b>Building Area (Sq. Ft.)</b> 20800.00	<b>Building Area (Sq. M.)</b> 1932.37	<b>Inclusions</b> None
<b>Restrictions</b> Restrictive Use Clause,See Remarks	<b>Reports</b> Call Lister,Information Package	

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.

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