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Aug 31, 2025, 23:30:19

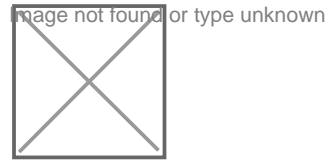
Regional Contact

 Ali Hemmaway  403-625-3381  eda@claresholm.ca  [Visit Website](#)

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5313 1 STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Claresholm, Alberta



Listing ID:
31661


MLS ID:
A2247440

\$2,790,000



 **SEAN NA**
 (825) 437-0266

 MaxWell Canyon Creek
 403-278-8899

 5313 1 Street W, Claresholm , Alberta T0L 0T0

Transaction Type

For Sale

Days On Market

19

Zoning

C

Subdivision

NONE

Year Built

1995

Structure Type

Other

Property Type

Commercial

Property Sub Type

Business

Legal Plan

147N

Building Area (Sq. Ft.)

3785.00

Building Area (Sq. M.)

351.64

Inclusions

n/a

Restrictions

None Known

Reports

Financial Statements

Exceptional investment opportunity on busy Alberta Hwy 2 at the north entrance of Claresholm! A well - established gas station and restaurant business with impressive sales performance and loyal clientele. Dispenser upgraded in 2024, and a restaurant fully set up in Feb 2022 with brand new equipment, rapidly growing sales, and outstanding Google reviews. Strong leasehold improvements, canopy, tanks, and retail setup make this a turnkey, high-visibility location ideal for an owner-operator or investor. Do not miss this opportunity

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