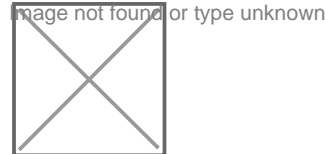


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5115 1 STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Claresholm, Alberta



Listing ID:
35308


MLS ID:
A2305863

\$500,000



 **KIM STUBBS**
 (780) 974-3357

 Sotheby's International Realty Canada
 403-254-5315

 5115 1 Street W, Claresholm , Alberta T0L 0T0

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning C1	Subdivision NONE	Building Type Commercial Mix,Retail
Year Built 1960	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 147N	Building Area (Sq. Ft.) 8743.00
Building Area (Sq. M.) 812.24	Lot Size (Sq. Ft.) 19500	Lot Size (Acres) 0.45
Footprint (Sq. Ft.) 8743	Construction Type See Remarks	Roof Metal,Rolled/Hot Mop
Foundation Slab	Cooling None	Heating Ceiling,Central,Natural Gas
Lot Features Paved,See Remarks	Access to Property Direct Access	Inclusions None
Restrictions None Known	Reports Floor Plans,Other Documents,Title	

Attention investors! Commercial building in growing Claresholm. Tenanted with NNN leases. Building has had electrical, HVAC and plumbing all replaced in last approximately 10 years. Great holding property for long term as location is excellent with Hwy 2 frontage.

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