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## 136 49 AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Claresholm, Alberta



**Listing ID:**  
35468

**MLS ID:**  
A2315612

**\$495,000**



 **CORY HUNT**  
 (403) 393-8223

 REAL BROKER  
 1855-623-6900

 136 49 Avenue W, Claresholm , Alberta T0L 0T0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 7	<b>Zoning</b> C1
<b>Subdivision</b> NONE	<b>Year Built</b> 1984	<b>Structure Type</b> Other
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 147N
<b>Building Area (Sq. Ft.)</b> 3200.00	<b>Building Area (Sq. M.)</b> 297.29	<b>Inclusions</b> NA
<b>Restrictions</b> None Known	<b>Reports</b> None	

Fantastic opportunity to add a commercial property to your investment portfolio in the welcoming community of Claresholm, Alberta! Located at 136 49 Avenue West, this commercial building offers excellent potential in a growing small town known for its strong sense of community, local businesses, and convenient location along Highway 2 between Calgary and Lethbridge. Claresholm continues to attract residents, travelers, and business owners alike with its affordable cost of living, charming downtown core, and steady local economy. This property presents a great opportunity for investors looking to expand their portfolio in a thriving rural Alberta community with long term potential. Building only is being offered for sale, making this an ideal option for investors seeking a straightforward commercial asset in an established location. Whether you are looking to diversify your holdings or secure a property in a community with continued growth and opportunity, this is one worth exploring!

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