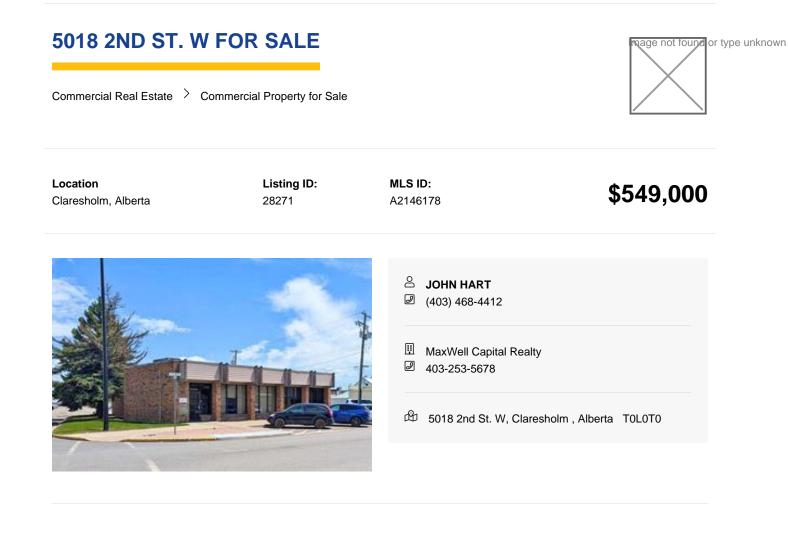


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Transaction Type For Sale

Zoning C1

Year Built 1977

Property Sub Type Office

Building Area (Sq. M.) 412.76

Parking 3

5

Foundation Poured Concrete,Slab

Inclusions

All office furniture , filing equipment, built in dishwasher and contents of the coffee room

Title Fee Simple

Subdivision NONE

Structure Type Office

Legal Plan 147N

Lot Size (Sq. Ft.) 7812

Construction Type Brick,Concrete

Heating Combination,Forced Air,Natural Gas,Zoned

Restrictions Call Lister, Restrictive Use Clause Days On Market 421

Building Type Mixed Use,Office Building

Property Type Commercial

Building Area (Sq. Ft.) 4443.00

Lot Size (Acres) 0.18

Roof Asphalt/Gravel,Flat

Lot Features Corner Lot, Irregular Lot, Low Maintenance Landscape

Reports Floor Plans

This well kept office/retail building is currently set up as an office space but could be used in a variety of ways - retail space, mini mall, medical doctors/nurse practitioner clinic or for whatever your business needs are. It currently features a large reception/waiting area, 1 large office, 6 smaller offices, large board room, printing area, secure file storage room, kitchenette, mens and ladies washrooms, and a utility room. Located in downtown Claresholm with staff parking in back and angle parking out front. With a gross internal area of 4014 sqft, this property is versatile and has a 30 day possession. Better take a look.

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