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1, 9 SASKATCHEWAN CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Claresholm, Alberta



Listing ID:
29965


MLS ID:
A2205825

\$595,000



 **TOM SHERRY**
 (403) 294-1500

 **CIR Realty**
 403-294-1500

 1, 9 Saskatchewan Crescent , Claresholm , Alberta T0L 0T0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

97

Zoning

I2

Subdivision

NONE

Building Type

Commercial Mix,Manufacturing,Mixed Use,Retail,See Remarks,Warehouse

Year Built

2006

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

091 5027

Building Area (Sq. Ft.)

5295.00

Building Area (Sq. M.)

491.92

Inclusions

None.

Restrictions

Utility Right Of Way

Reports

Title

This super energy efficient 5295 square foot building is set up in 3 separate sections. The northern 850 square feet is set up for office/reception/coffee room space. The portion of the building has 2 large offices, a spacious 2 piece bathroom, some cabinetry with a sink with some space for coffee and lunch, and a very large reception area. The first section of the shop is about 2530 square feet with 16 foot ceilings, and 2 overhead doors (one 12'x12' and another that is 12'x14' high). This shop area has another 2 piece bathroom, a mechanical room that can accommodate laundry facilities, 200 amp service, heated concrete floors, and great lighting. The next shop area has been opened up into the first, but with a simple wall, this portion could easily be leased out to a separate business as it has a separate entrance, separate heating zones, and also its own lunch room and bathroom. This side is about 1912 square feet. This entire complex is owned and was constructed by one of Alberta's most reputable and ethical builders, so rest assured that it is a very well constructed and efficient building. The complex consists of just 4 "bare land" condominium units, currently with just the one owner. This sale is for one of the 4 units. There is a common driveway/parking area with shared maintenance obligations, but costs and workload are expected to be minimal. We have access to a lender who can arrange financing for as little as 20% down with very attractive interest rates so please feel free to reach out any time for additional information. Private tours can be arranged for qualified buyers.

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