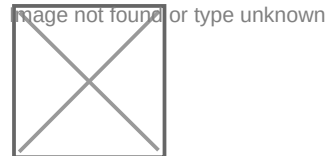


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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 82	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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