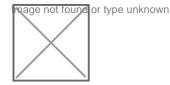


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67 HARVARD DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationClaresholm, Alberta

Listing ID: 33350 MLS ID: A2217789

\$1,050,000



 $\stackrel{\circ}{\rightharpoonup}$ Doug Mereska

(403) 394-8239

AVISON YOUNG

403-330-3338

67 Harvard Drive , Claresholm , Alberta T0L 0T0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

233

Zoning

CIA

Subdivision

NONE

Nearest Town

Claresholm

Building Type

Free-Standing

Year Built

Structure Type

1941

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan 2840JK

Building Area (Sq. Ft.)

44660.00

Building Area (Sq. M.)

4149.02

Lot Size (Sq. Ft.)

207345

Lot Size (Acres)

4.76

Footprint (Sq. Ft.)

44660

Construction Type

Metal Siding

Heating

Forced Air, Natural Gas, Radiant

Access to Property

Airport Nearby

Inclusions

None

Restrictions See Remarks Reports
Appraisal, Title

As is, where is opportunity in the Claresholm Industrial Airport Park for warehouse, storage, or industrial user. This 44,660 SF space is clear-span to the middle of the building, with 18' ceilings, and four 16' high overhead doors to access the warehouse area. Building improvements include updated metal siding, an upgraded fire suppression sprinkler system throughout the warehouse area, twelve new ceiling-mounted radiant tube heaters to supplement forced air, a 40-gallon hot water tank, and developed office space. There are office, storage, and staff areas in both the north and south of the building, with a washroom and mezzanine space located in the center of the warehouse. The large, fully fenced and gated, 4.76-acre yard is ideal for equipment or product storage and can be accessed from both the north (via Harvard Drive) and south of the site (via TWP Road 123). Located in the Claresholm Industrial Airport Park, this site offers convenient access to the property via Highway AB-520. Being located between Lethbridge and Calgary offers the owner-user access to two prime markets while taking advantage of the low per-square-foot (PSF) rates in this rural industrial park.

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