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## 280 59 AVENUE E FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Claresholm, Alberta



**Listing ID:**  
18223

**MLS ID:**  
A2009070

**\$649,900**



 **SIMON D. HUNT**  
 (403) 293-0363

 RE/MAX HOUSE OF REAL ESTATE  
 403-287-3880

 280 59 Avenue E, Claresholm , Alberta T0L 0T0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 546	<b>Year Built</b> 2022
<b>Zoning</b> C2	<b>Subdivision</b> NONE	<b>Nearest Town</b> Claresholm
<b>Building Type</b> Office Building,Retail,Warehouse	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 731663;3	<b>Building Area (Sq. Ft.)</b> 2749.00
<b>Building Area (Sq. M.)</b> 255.39	<b>Lot Size (Sq. Ft.)</b> 368082	<b>Lot Size (Acres)</b> 8.45
<b>Footprint (Sq. Ft.)</b> 2749	<b>Construction Type</b> Metal Siding	<b>Roof</b> Metal
<b>Foundation</b> Slab	<b>Commercial Amenities</b> Outside Storage,Parking-Extra	<b>Access to Property</b> Accessible to Major Traffic Route,Allowed Access,Direct Access,Paved Road,Public,Visual Exposure
<b>Inclusions</b> SEA-Can	<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> Aerial Photos,Floor Plans,Other Documents
<b>Heating</b> Ceiling		

The SUB DIVISION IS COMPLETE!!! Here's a GREAT OPPORTUNITY to own a NEW Investment Property, or a NEW 60' x 40' x 14' High Metal Building/SHOP, or a Great Business Location on a recently SUBDIVIDED 8.41 Acres of Land located with Great Highway exposure on the North Side of Claresholm. Newly Constructed Shop with 2 12' x 12' Overhead Doors, Office, 2 pc Bathroom, 330 Gallon Water Cistern, and 850 Gallon Septic Tank, which all equates to a very INEXPENSIVE Operating costs. 200 AMP Electrical Service, Seller would Lease Long Term for the right situation. Properties this clean don't come up often, and this could be EXACTLY what you are looking for!!! Attached is the unregistered subdivision plan as a reference. The last remaining item was finalized the subdivision is a right-of-way agreement with Fortis. In accordance to the Generic Development Agreement that is required by the Town of Claresholm, at any time if developing this property; this form will need to be signed by buyer. Existing business tenants willing to stay and rent from new ownership. Yes the Fortis right of way agreement has been completed and the subdivision is complete. Sellers would be interested in leasing the building and lot back from any future buyer for up to 5 yrs. The only town bill we receive is for garbage pick up which is optional.

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