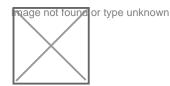


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 280 59 AVENUE E FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Claresholm, Alberta

Listing ID:

18223 A2009070

\$649,900



A SIMON D. HUNT

MLS ID:

**2** (403) 293-0363

□ RE/MAX HOUSE OF REAL ESTATE

**403-287-3880** 

280 59 Avenue E, Claresholm , Alberta T0L 0T0

**Transaction Type** 

For Sale

**Days On Market** 

546

Year Built

2022

Zoning

C2

Subdivision

NONE

**Nearest Town** Claresholm

**Building Type** 

Office Building, Retail, Warehouse

Structure Type

Industrial

**Property Type** Commercial

**Property Sub Type** 

Retail

Legal Plan

731663;3

2749.00

Building Area (Sq. M.)

255.39

Lot Size (Sq. Ft.)

368082

Lot Size (Acres)

Building Area (Sq. Ft.)

8.45

Footprint (Sq. Ft.)

2749

**Construction Type** 

Metal Siding

Roof

Metal

**Foundation** 

Slab

**Commercial Amenities** 

Outside Storage, Parking-Extra

**Access to Property** 

Accessible to Major Traffic Route, Allowed Access, Direct Access, Paved Road, Public, Visual

Exposure

Inclusions

SEA-Can

Restrictions

Utility Right Of Way

Reports

Aerial Photos, Floor Plans, Other

**Documents** 

Heating 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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