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## 4609 1ST STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Claresholm, Alberta



**Listing ID:**  
21138

**MLS ID:**  
A2054877

**\$179,000**



 **TOM BARNES**  
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 eXp Realty of Canada  
 403-262-7653

 4609 1st Street , Claresholm , Alberta T0L0T0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 328
<b>Zoning</b> C2	<b>Subdivision</b> NONE	<b>Structure Type</b> None
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 147N
<b>Building Area (Sq. Ft.)</b> 11646.65	<b>Building Area (Sq. M.)</b> 1082.00	<b>Lot Size (Sq. Ft.)</b> 11646
<b>Lot Size (Acres)</b> 0.27	<b>Inclusions</b> N/A	<b>Restrictions</b> See Remarks
<b>Reports</b> Title		

An excellent opportunity in a growing town like Claresholm! The location, being situated on the main thoroughfare near essential amenities, definitely adds value to the property. Claresholm's offerings like the hospital, schools, golf course, and other facilities make it an attractive place for potential development or investment. The proximity to Calgary, just an hour away, adds to its appeal. It is a prime spot for commercial development or investment given the town's vibrancy and the convenience it offers.

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