

5123 5 Street E Claresholm, AB T0L 0T0

Commercial
Active

A1166641

PD:

DOM: 294 **LP:** \$375,000.00
LR:
OP: \$355,000.00



Trans Type:	For Sale	Title:	Fee Simple
County:	Willow Creek No. 26, M.D. of	City:	Claresholm
Type:	Retail	SQFT:	4,660
Bus Type:		Year Built:	1966
Building Type:	Free-Standing	Business:	Yes
Subdivision:	NONE	# Floors:	
LINC#:	0018529074	# Buildings:	
Legal Pln:	7959GV	Blk: 132	Lot: 17-19
Zoning:	C1	Tax Amt:	\$4,560.00
Lot Size:	SqFt	Tax Year:	2021
Exclusions:	No	SRR:	No
Reports:	None	Leg Unit #:	
Restrictions:	None Known		
Disclosure:			
Ownership:			
Possession:	30 Days / Neg		

Public Remarks: Entry level retail/office building. Unique capture of a niche market needed in Claresholm. Gorgeous solid concrete building with multi-tenant spaces. to be occupied with on site management in place, lots of potential to grow. Good investment opportunity. This building is well maintained, . 2 vaults currently leased, four bathrooms, fully developed down, loads of parking, lots of natural light, high vaulted ceilings on main level. A must to see,

Property Information

Building Area:	4,660.00	Nearest Town:		Front Exp:	
Exclusions:	fridge stove washer dryer desks exercise equipment				
Access To Prop:	Front and Rear Drive access, Paved Lane, Paved Road				
Inclusions:	N/A				

Office & Retail Information

Parking Information

Total Parking:	15	Energized:		Common:	
Parking:	15				

Business Information

Complex Nm:	Journey Centre	Lse Sub Lease:		Lease Type:	
Owner Interest:	Private			Employees PT:	

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.