



FOR SALE | 3,900 SF OFFICE BUILDING WITH HIGHWAY 2 EXPOSURE

4901 - 1 STREET WEST

CLARESHOLM, AB



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CLARESHOLM, AB

Property Details

District:	Claresholm
Legal Description:	Plan 147N, Block 3, Lot 1
Site Size:	± 0.063 acres (2,730 sf)
Total Area:	± 3,900 sf
Zoning:	C1 (Retail Commercial)
Year Built:	1965

Sale Particulars

Asking Price:	\$399,900
Property Taxes:	\$7,718.26 (2026)
Available:	Immediately

Highlights

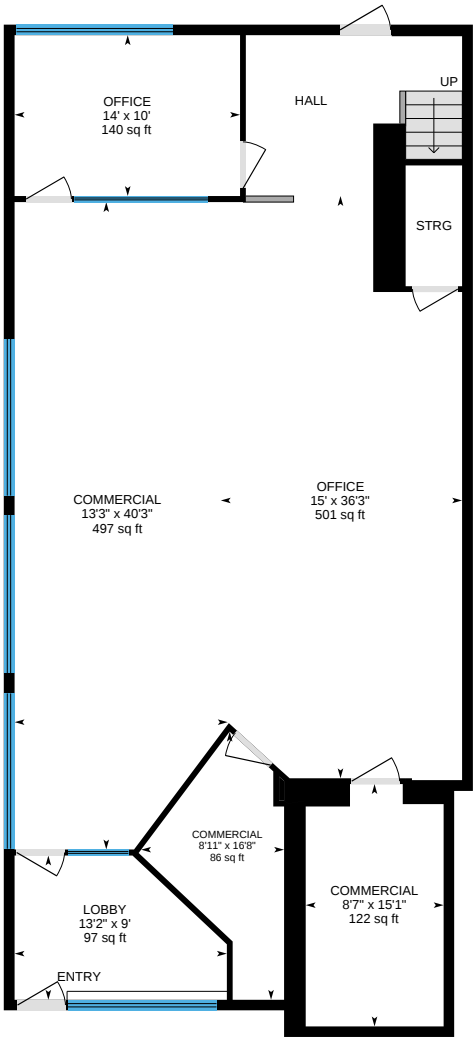
- 2 storey office building on corner lot
- Frontage and visibility onto Highway 2
- Flexible zoning allows for a wide range of uses
- Street parking along south side of the building
- Prime location within an established commercial node with a strong demand profile
- Many nearby amenities



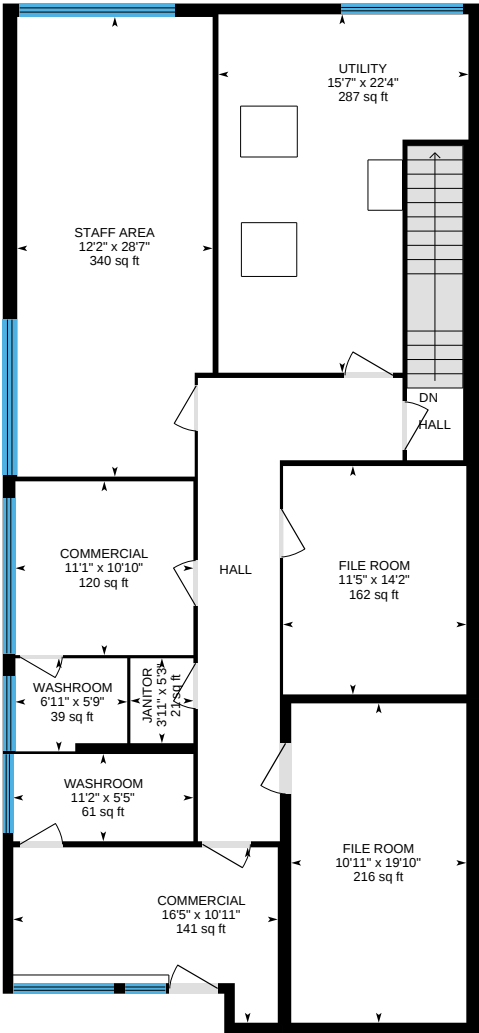
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Floor Plan



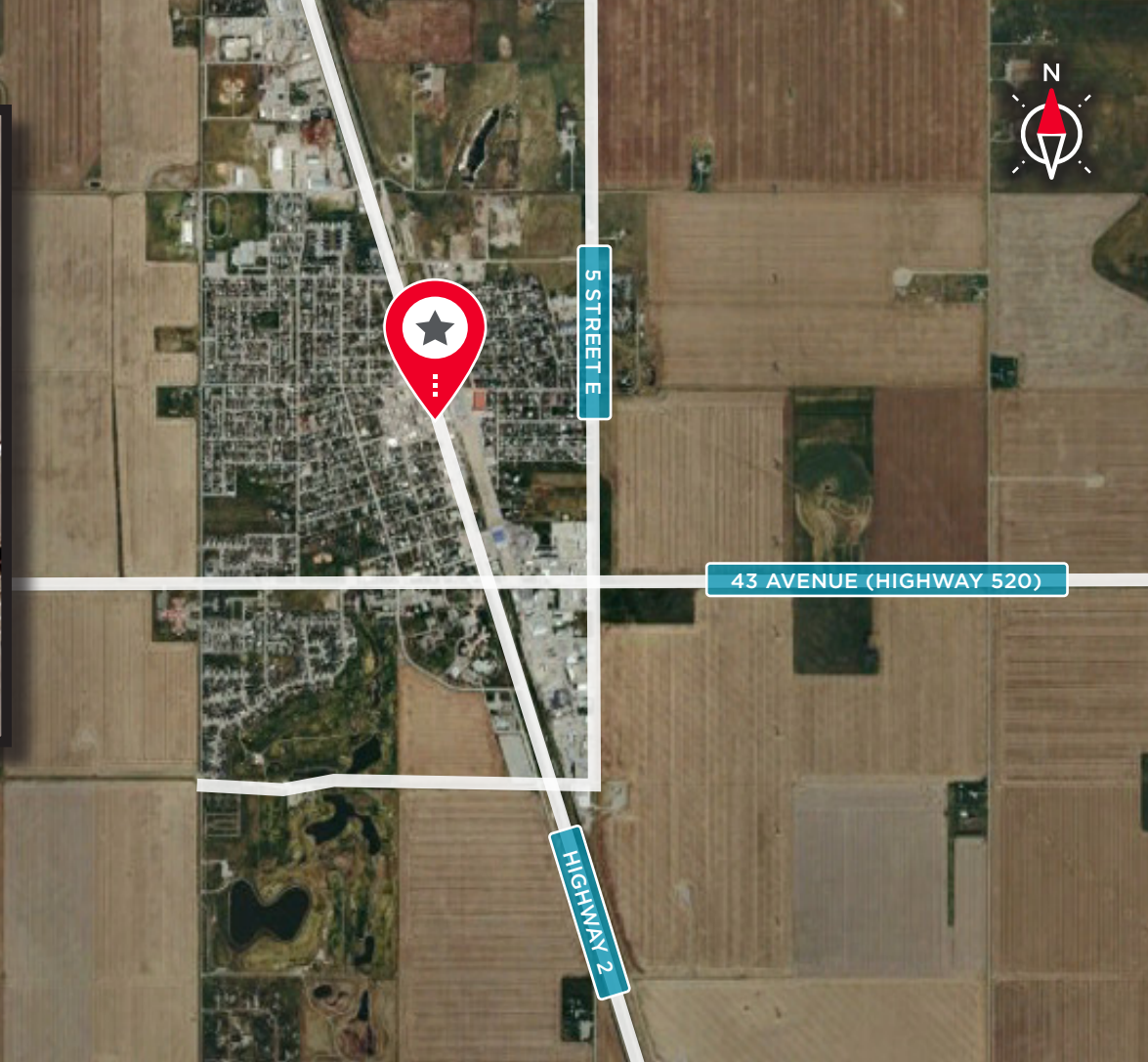
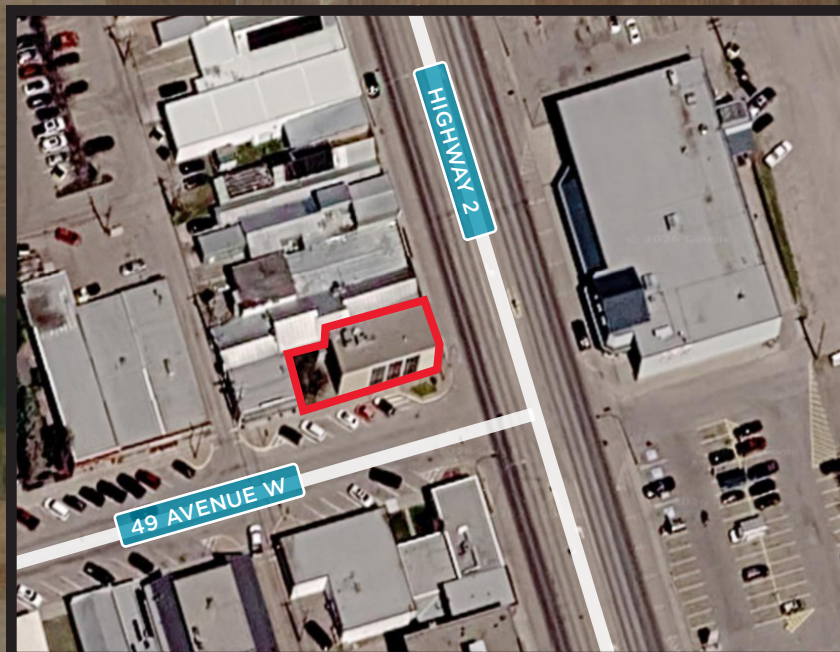
MAIN FLOOR



SECOND FLOOR

*Not to scale, not exactly as shown.





FOR MORE INFORMATION, CONTACT

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