

\$359,000 - 4080, 3rd Street, Claresholm

MLS® #A1069857

\$359,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1 Acres

NONE, Claresholm, Alberta

This is a very well maintained building in the industrial area of Claresholm. This cinder block building built in 1980 sits on a secure 1.05 acre chain link fenced lot on a main street through Claresholm's south industrial park. Currently housing a Napa auto and industrial parts business as well as The Source there are two large drive in loading doors with provision for more. There is a center wall so the building could easily house two separate businesses if desired. A great property at a reasonable price and ready for the new owner to step right in! Loading doors are 14ft. high and 12 ft wide. Florescent lights are new in 2019 with T8 bulbs, water heater and furnace were replaced in 2018. There are two separate bathrooms and a mezzanine at each end of building. Separate electrical panels for each side of the building. 6 ft door joins the two halves of the building.

Built in 1980

Essential Information

MLS® #	A1069857
Price	\$359,000
Bathrooms	0.00
Acres	1.00
Year Built	1980
Type	Commercial
Sub-Type	Retail
Status	Active



Community Information

Address	4080, 3rd Street
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

Amenities

Utilities	Electricity Paid For, Natural Gas Paid
Parking Spaces	10
Parking	RV Gated

Interior

Heating	Forced Air
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Exterior

Lot Description	Back Lane, Views, See Remarks
Roof	Metal
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	February 15th, 2021
Days on Market	284
Zoning	Commercial

Listing Details

Listing Office	Courtesy Of MAXWELL CAPITAL REALTY
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