

\$65,000 - 33 Lancaster Drive, Claresholm

MLS® #A2076677

\$65,000

0 Bedroom, 0.00 Bathroom,
Land on 0.25 Acres

NONE, Claresholm, Alberta

Check out this
INDUSTRIAL/COMMERCIAL/HOBBY
AVIATION LOT right next to the Airport
TAXIWAY located at the CLARESHOLM
AIRPORT. The Airport is serviced by a
900-meter MAIN RUNWAY (with lighting) and
900-METER CROSS-STRIP runway.
Approximately 40 flights daily, currently a
REGISTERED AERODOME. Over \$2
MILLION OF RECENT INVESTMENTS have
been made to the airport, including: NEW
ASPHALT TOPCOAT recently applied to
MAIN RUNWAY, new LIGHTING, TIE-DOWN
area, EMERGENCY CROSS STRIP, drainage
improvements & more! All LOTS SERVICED
TO THE PROPERTY LINE, and the developer
would be responsible for all utility connections
& construction of access to the municipal road
and taxiway. The 0.25 of an ACRE lot is BIG
enough to add your HANGAR or
COMMERCIAL BAY as long as it has an
aircraft hangar door located on the taxiway
side of the structure. A restrictive covenant
outlining the architectural requirements and
land uses is attached to the title of the lands
(see supplements). Vendor prepared to hold
lot for 6 months with a \$5000 deposit while
you request approval for building commitments
WITH a FIRM SALE. Once POSSESSION is
finalized, the developer must build within 2
years. PURCHASER to pave onto taxiway.
The MD of Willow Creek has among the
LOWEST TAX RATES IN SOUTHERN
ALBERTA, and property taxes are dependent



upon the size of the structure and amenities.
NO AIRPORT USER FEES = NO BRAINER!!
The airport is located only MINUTES from
CLARESHOLM and is CONVENIENTLY
located an HOUR SOUTH OF CALGARY or
45 minutes FROM LETHBRIDGE. LOT SIZE is
100 X 107 feet. The GST will be applicable on
the Sale Price. This investment offers GREAT
Value & TONS of potential for FUTURE
EXPANSION. Please call your AGENT for an
INFORMATION PACKAGE & see
supplements for more info.

Essential Information

| | |
|-----------|-----------------|
| MLS® # | A2076677 |
| Price | \$65,000 |
| Bathrooms | 0.00 |
| Acres | 0.25 |
| Type | Land |
| Sub-Type | Commercial Land |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 33 Lancaster Drive |
| Subdivision | NONE |
| City | Claresholm |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 0T0 |

Additional Information

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|----------------|---------------------|
| Date Listed | September 8th, 2023 |
| Days on Market | 713 |
| Zoning | CIA |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX HOUSE OF REAL ESTATE |
|----------------|-----------------------------|

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