

\$2,790,000 - 5313 1 Street W, Claresholm

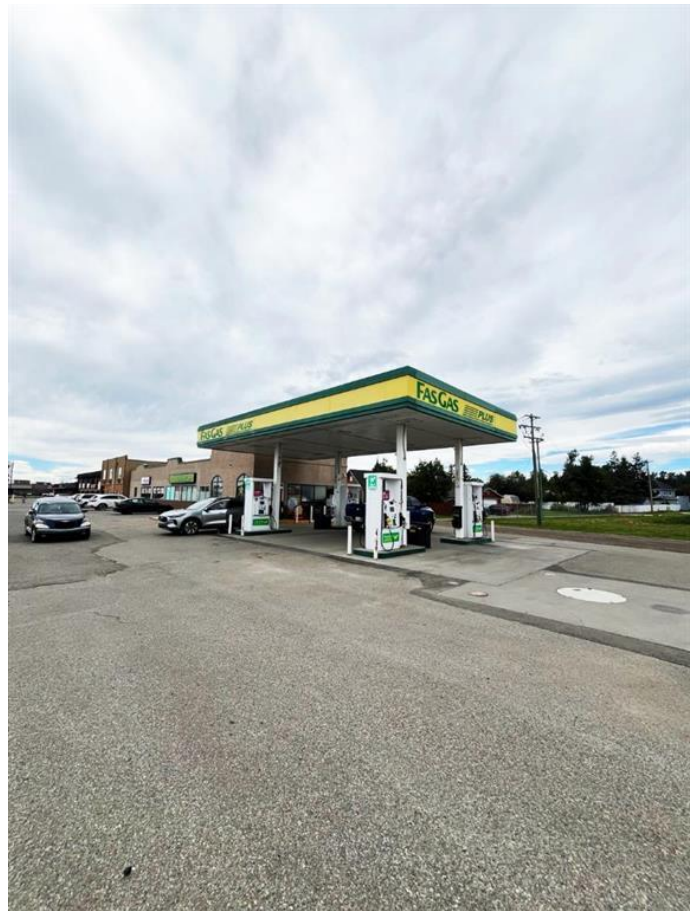
MLS® #A2247440

\$2,790,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Claresholm, Alberta

Exceptional investment opportunity on busy Alberta Hwy 2 at the north entrance of Claresholm! A well - established gas station and restaurant business with impressive sales performance and loyal clientele. Dispenser upgraded in 2024, and a restaurant fully set up in Feb 2022 with brand new equipment, rapidly growing sales, and outstanding Google reviews. Strong leasehold improvements, canopy, tanks, and retail setup make this a turnkey, high-visibility location ideal for an owner-operator or investor. Do not miss this opportunity



Built in 1995

Essential Information

MLS® #	A2247440
Price	\$2,790,000
Bathrooms	0.00
Acres	0.00
Year Built	1995
Type	Commercial
Sub-Type	Business
Status	Active



Community Information

Address	5313 1 Street W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of

Province	Alberta
Postal Code	T0L 0T0

Additional Information

Date Listed	August 10th, 2025
Days on Market	22
Zoning	C

Listing Details

Listing Office	MaxWell Canyon Creek
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