

\$65,000 - 45 Lancaster Drive, Claresholm

MLS® #A2263611

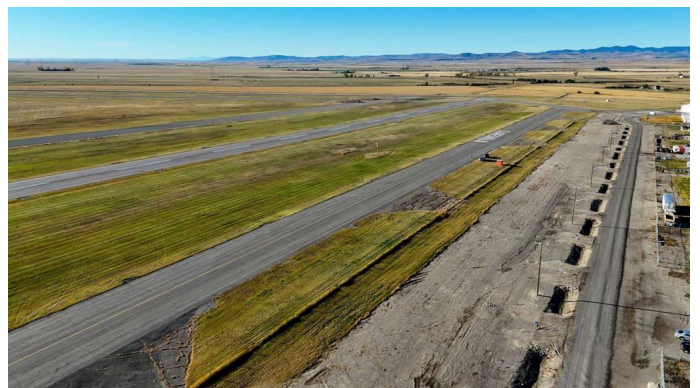
\$65,000

0 Bedroom, 0.00 Bathroom,
Land on 0.25 Acres

NONE, Claresholm, Alberta

Now available at the recently upgraded Claresholm Airport, a registered southern Alberta Aerodrome with no user fees. 12 building lots beside the recently sealed taxiway along the main 3100 ft runway. The main runway was recently upgraded with an asphalt overlay and lighting which is also scheduled for upgrade in 2026 along with upgrades to follow in the future for the 3100 ft cross runway. The Municipality has made a firm and enthusiastic commitment to continually upgrade and maintain the Claresholm airport now and into the future!

These .25 acre lots are priced very reasonably at \$65,000 per lot and \$85,000 for the one larger .46-acre lot. There is a two year time limit on building commencement as well as a restrictive covenant to protect collective development integrity regarding the size and design of a storage building which is to have provision for an aircraft door on the runway side of the lot. All services are at the lot line and responsibility for hookup is the buyers. If the commercial building is to be used as a hangar then access surface to the taxiway is also the buyer's responsibility. Any living quarters must be built along the back of the building along Lancaster drive. The covenant is available on request from the listing realtor. There is GST required on the property. Right now, this is an excellent, early opportunity to get in on the ground floor of an exciting new development just off the highway 2 corridor 1 hour south of Calgary. Located just a few



minutes outside the bustling town of Claresholm near the base of the Porcupine Hills, population 3,804. Better have a look as the lot options are wide open right now and yours for the choosing!

Essential Information

MLS® #	A2263611
Price	\$65,000
Bathrooms	0.00
Acres	0.25
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	45 Lancaster Drive
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0T0

Amenities

Utilities	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer Available
-----------	--

Additional Information

Date Listed	October 14th, 2025
Days on Market	11
Zoning	Commercial

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.