

# \$189,000 - 4419 1st Street W, Claresholm

MLS® #A2101222

**\$189,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Claresholm, Alberta

An excellent and rare opportunity awaits on this prime location! This vacant lot, with dimensions of 160 feet frontage and 130 feet depth, presents an ideal canvas for future investment or development. Situated along Alberta Highway 2 with high traffic, this property boasts immense potential for various ventures, including a plaza, strip market, or open franchise along with many other discretionary uses as allowed by the growing, vibrant, Town of Claresholm. With three sides facing roads, explore the endless possibilities for lucrative business opportunities within this prime location.



## Essential Information

MLS® #	A2101222
Price	\$189,000
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	4419 1st Street W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta



Postal Code T0L 0T0

### **Amenities**

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

### **Additional Information**

Date Listed January 17th, 2024

Days on Market 422

Zoning Highway 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.