

# \$549,000 - 5018 2nd St. W, Claresholm

MLS® #A2146178

**\$549,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.18 Acres

NONE, Claresholm, Alberta

This well kept office/retail building is currently set up as an office space but could be used in a variety of ways - retail space, mini mall, medical doctors/nurse practitioner clinic or for whatever your business needs are. It currently features a large reception/waiting area, 1 large office, 6 smaller offices, large board room, printing area, secure file storage room, kitchenette, mens and ladies washrooms, and a utility room. Located in downtown Claresholm with staff parking in back and angle parking out front. With a gross internal area of 4014 sqft, this property is versatile and has a 30 day possession. Better take a look.

Built in 1977

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2146178   |
| Price      | \$549,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.18       |
| Year Built | 1977       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5018 2nd St. W |
| Subdivision | NONE           |
| City        | Claresholm     |



|             |                              |
|-------------|------------------------------|
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L0T0                       |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 7 |
|----------------|---|

**Interior**

|         |                                             |
|---------|---------------------------------------------|
| Heating | Combination, Forced Air, Natural Gas, Zoned |
|---------|---------------------------------------------|

**Exterior**

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Lot Description | Corner Lot, Irregular Lot, Low Maintenance Landscape |
| Roof            | Asphalt/Gravel, Flat                                 |
| Construction    | Brick, Concrete                                      |
| Foundation      | Poured Concrete, Slab                                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2024 |
| Days on Market | 309            |
| Zoning         | C1             |

**Listing Details**

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

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