

## \$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        480  
Zoning                  Highway Commercial

**Listing Details**

Listing Office           MaxWell Capital Realty

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