

# \$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	377
Zoning	C1

**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.