

# \$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
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**Interior**

Heating	Combination, Forced Air, Natural Gas, Zoned
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**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	302
Zoning	C1

**Listing Details**

Listing Office	MaxWell Capital Realty
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