

118 49 Avenue W  
Claresholm, Alberta

MLS # A2279044

**\$340,000**



**Division:** NONE

**Type:** Retail

**Bus. Type:** Retail

**Sale/Lease:** For Sale

**Bldg. Name:** Dollar Store

**Bus. Name:** -

**Size:** 3,572 sq.ft.

**Zoning:** C1

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat

**Utilities:** -

**Exterior:** Brick, Cement Fiber Board, Concrete, See Remarks, Stucco

**Parking:** -

**Water:** -

**Lot Size:** 0.10 Acre

**Sewer:** -

**Lot Feat:** Back Lane

**Inclusions:** Seasonal Garden Shed 20x19 Feet

This great retail space has just come on the market in one of the most prime locations the Town of Claresholm has to offer. The C1 designation takes in a wide variety of designated and discretionary uses in a bustling energetic community that is actively welcoming new businesses to town. 49th Avenue is one of the most active business and retail streets in town with ample parking and only side street traffic just off Highway 2. This concrete block building was built in 1947 and has been extensively renovated, much of which has occurred within the last 10 years. Bring your dreams and ideas down to the town of Claresholm on Highway 2 just 1 hour south of Calgary and see if this opportunity is the one you have been looking for!