

5018 2nd St. W
Claresholm, Alberta

MLS # A2146178



\$524,000

Division:	NONE
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,443 sq.ft.
Zoning:	C1

Heating:	Combination, Forced Air, Natural Gas, Zoned	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt/Gravel, Flat	Utilities:	-
Exterior:	Brick, Concrete	Parking:	-
Water:	-	Lot Size:	0.18 Acre
Sewer:	-	Lot Feat:	Corner Lot, Irregular Lot, Low Maintenance Landscape
Inclusions:	All office furniture , filing equipment, built in dishwasher and contents of the coffee room		

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.