

**AVISON
YOUNG**

For Sale

**4901 1 Street West
Claresholm, AB**



Prominently positioned along Claresholm's main corridor, this 3,900 sf two-storey property delivers outstanding visibility & access

Jeremy Roden

Executive Vice President

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Ashley Soames

Senior Associate

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For Sale

Opportunity

Discover a versatile and well-maintained commercial opportunity in the heart of Claresholm. This two-storey masonry office building offers a brick veneer accented exterior and aluminum storefront windows, combining durability with curb appeal. With an exterior height of approximately 22', the building boasts a commanding presence on the corner of 1 Street West/Highway 2 (11,920 VPD+) and 49 Avenue West.

The main floor offers an open interior with a customer service area, flexible work space, a private office, vault room, and storage. On the second floor you'll find a staff room with a kitchenette, washrooms, multiple file rooms, flex space, and a utility room. There is also a small covered balcony. The property is flexible, but would be ideal for a professional office or institutional user.

The Town of Claresholm has a population of approximately 3,820 and services a broader area of around 7,000 people.

Property details

OPPORTUNITY

3,900 sf

LEGAL ADDRESS

0147N;3;1

ZONING

Retail Commercial (C1)

YEAR BUILT

1965

SITE SIZE

0.063 acres

SALE PRICE

\$530,000

TAXES

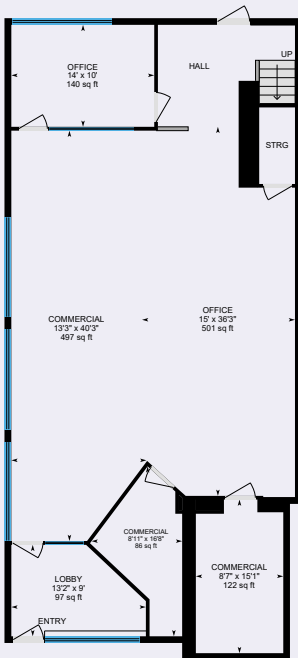
\$7,807 (2024)

AVAILABILITY

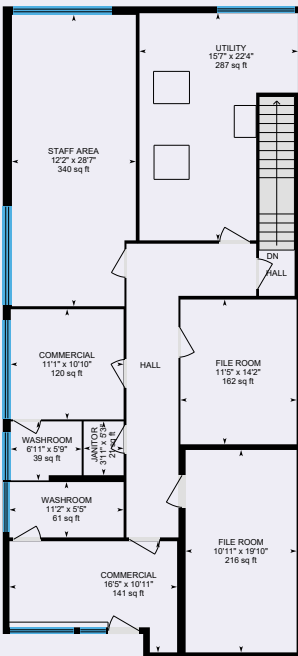
Negotiable



Floor plan



Main floor



Second Floor



VIRTUAL TOUR



Get more property information

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