

COURT ORDERED SALE

CLARESHOLM WELDING & FABRICATING



OWNER/USER OR INVESTMENT PROPERTY AT 10% CAP±



**FURTHER
REDUCED!
NOW: \$699,990**

4020 - 3 STREET EAST | CLARESHOLM, AB | HEAVY POWER & CRANES

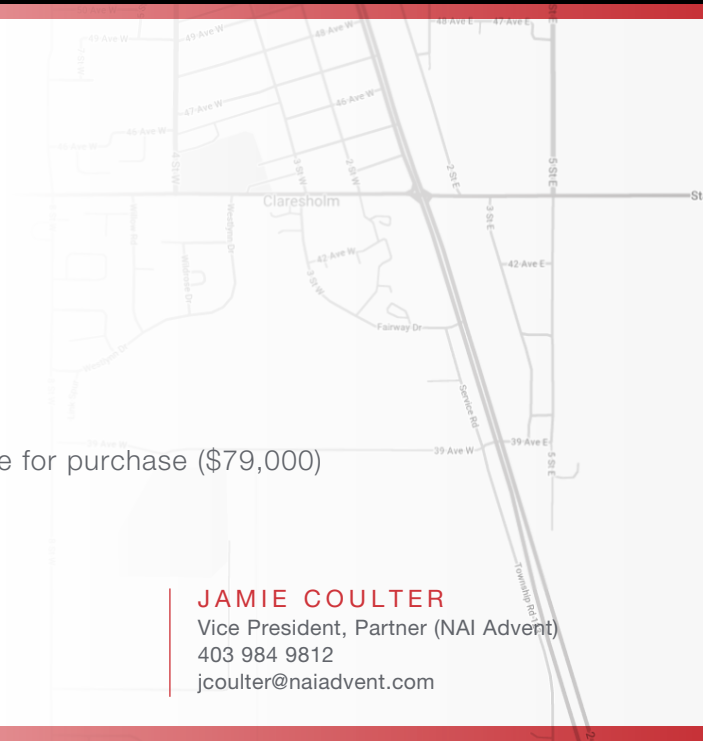
PROPERTY HIGHLIGHTS

- 12,136 sq.ft.± Industrial property situated on 0.96 acres±
- 18' to 30' height in the warehouse
- 600 amp/240 Volt/3 phase electrical service (to be verified)
- (1) 3 ton and (1) 5 ton crane
- Quick access to Highway 2
- Additional 1 acre± lot near this property may also be available for purchase (\$79,000)
- Zoning allows for a wide variety of industrial uses.

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ADDITIONAL INFORMATION

AREA AVAILABLE	12,136 sq.ft.±
LEGAL DESCRIPTION	Plan 7910810, Block 4, Lot 3
ZONING	I1
POSSESSION	Immediately
SITE/YARD SIZE	0.96 acres±
DRAINAGE	Two floor drains (sumps)
YEAR BUILT	1979, 2001 & 2013
CEILING HEIGHT	18' to 30' in shop
HEATING	Forced air overhead heaters in shop
POWER	600 amp, 240 volt, 3 phase (TBC by Purchaser)
LOADING	(6) Grade level exterior overhead doors
PROPERTY TAXES	\$15,133.17 (2023)
SALE PRICE	\$910,000 Further Reduced to \$699,990



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