

\$1,300,000 - 4020 3 Street E, Claresholm

MLS® #A1075805

\$1,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1 Acres

NONE, Claresholm, Alberta

EXCELLENT OPPORTUNITY TO OWN YOUR OWN TURN KEY SHOP BETWEEN CALGARY AND LETHBRIDGE! This MASSIVE shop sits on 1 ACRE of land and is currently being used as a WELDING SHOP so it is already set up with PLENTY of ELECTRICAL POWER for any business that would like to move in here. With 4 FRONT DRIVE IN Doors and 2 REAR DRIVE IN Doors this building would be perfect for any TRUCKING BUSINESS, MECHANICAL SHOP or MANUFACTURING BUSINESS. half the building has 18 FT ceilings and the other half has 30 FT CEILINGS!!! There is a 3 TON CRANE AND a 5 TON CRANE setup in the building that comes with the purchase. The Mezzanine is a great place for staff lunches or could be more office space. Currently there are 2 LARGE OFFICES and a Reception area at the front of the building. There are CLEAN ENVIRONMENTAL REPORTS and RPR with compliance and MEASUREMENTS as well. There is a BACK LANE to the PROPERTY as well as a PAVED ROAD at the front of the property to allow for easy access to the PAVED PARKING LOT. If you are needing staff here there is a program available for the TOWN OF CLARESHOLM to assist with getting foreign workers for your business. For questions on this FOREIGN WORKER PROGRAM please contact us.

Built in 1980



Essential Information

MLS® #	A1075805
Price	\$1,300,000
Bathrooms	0.00
Acres	1.00
Year Built	1980
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	4020 3 Street E
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

Amenities

Parking Spaces	30
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Interior

Heating	Forced Air, Natural Gas, Zoned
Cooling	None

Exterior

Lot Description	Back Lane, Low Maintenance Landscape, See Remarks, Other, Paved
Roof	Metal
Construction	Aluminum Siding
Foundation	Slab

Additional Information

Date Listed	March 11th, 2021
Days on Market	219
Zoning	888

Listing Details

Listing Office	Courtesy Of RE/MAX IREALTY INNOVATIONS
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