

**4419 1 st Street W  
Claresholm, Alberta**

**MLS # A2235284**



**\$159,000**

**Division:** NONE

**Lot Size:** 0.48 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C-1 Highway Commercial

**Water:** -

**Sewer:** -

**Utilities:** -

A prime location on Highway 2 in Claresholm Alberta with commercial zoning that would allow for a variety of business opportunities allowed under the Town of Claresholm approved and discretionary uses list. With 160 feet of frontage and 130 feet of depth as well as both side street and alley access this is a very open lot on an increasingly busy transportation route. The Town of Claresholm is a growing and vibrant southern Alberta community with all services including a hospital, recreational facilities, K to 12 schools, and a great place to set up a business!