

**135 49th Avenue W  
Claresholm, Alberta****MLS # A2136489****\$90,000****Heating:**

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**Addl. Cost:**

-

**Floors:**

-

**Based on Year:**

-

**Roof:**

-

**Utilities:**

-

**Exterior:**

-

**Parking:**

-

**Water:**

-

**Lot Size:**

-

**Sewer:**

-

**Lot Feat:**

-

**Inclusions:** N/A

Large North facing empty commercial double lot with back alley access in the town of Claresholm. Well located with active businesses all along the street, there are many approved and discretionary uses for a C1 zoning designation in Claresholm and a list can be found on the Town of Claresholm website. This is one of the main business thoroughfares and would make a great commercial location for a variety of occupations.