

# \$169,000 - 4419 1 St Street W, Claresholm

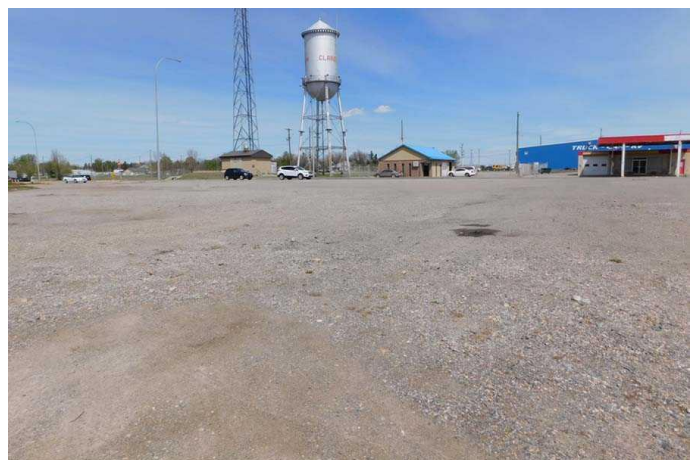
MLS® #A2235284

**\$169,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.48 Acres

NONE, Claresholm, Alberta

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!



## Essential Information

MLS® #	A2235284
Price	\$169,000
Bathrooms	0.00
Acres	0.48
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	4419 1 St Street W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta



Postal Code            T0L 0T0

### **Additional Information**

Date Listed            June 27th, 2025

Days on Market       4

Zoning                C-1 Highway Commercial

### **Listing Details**

Listing Office        MaxWell Capital Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.