



GRASSROOTS
REALTY GROUP

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5018 2 Street W
Claresholm, Alberta

MLS # A2290908



\$11 per sq.ft.

Division: NONE
Type: Office
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 4,443 sq.ft.
Zoning: -

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -

Inclusions: office table, filing cabinet

Excellent leasing opportunity in the heart of downtown Claresholm! This well-maintained office/retail building offers flexible space ideal for a variety of professional and commercial uses including professional offices, retail services, medical or wellness clinics, consulting businesses, or shared office operations. The space is thoughtfully laid out and currently configured as a professional office environment, featuring a spacious reception and waiting area, one large executive office, six additional private offices, a large boardroom, printing/copy area, secure file storage room, kitchenette, men's and women's washrooms, and a utility room. The property offers flexible leasing options — tenants may lease the entire space or rent individual offices. A total of seven private offices are available, fully furnished with desks and ready for immediate occupancy, providing a convenient turnkey solution for professionals and small businesses. Located in a high-visibility downtown location with ample parking, including staff parking at the rear of the building and angled street parking at the front for clients and visitors.