



**GRASSROOTS**  
REALTY GROUP

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**5018 2nd St. W  
Claresholm, Alberta**

**MLS # A2146178**



**\$524,000**

**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,443 sq.ft.

**Zoning:** C1

**Heating:** Combination, Forced Air, Natural Gas, Zoned

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt/Gravel, Flat

**Utilities:** -

**Exterior:** Brick, Concrete

**Parking:** -

**Water:** -

**Lot Size:** 0.18 Acre

**Sewer:** -

**Lot Feat:** Corner Lot, Irregular Lot, Low Maintenance Landscape

**Inclusions:** All office furniture , filing equipment, built in dishwasher and contents of the coffee room

This well kept office/retail building is currently set up as an office space but could be used in a variety of ways - retail space, mini mall, medical doctors/nurse practitioner clinic or for whatever your business needs are. It currently features a large reception/waiting area, 1 large office, 6 smaller offices, large board room, printing area, secure file storage room, kitchenette, mens and ladies washrooms, and a utility room. Located in downtown Claresholm with staff parking in back and angle parking out front. With a gross internal area of 4014 sqft, this property is versatile and has a 30 day possession. Better take a look.