



GRASSROOTS
REALTY GROUP

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**W4R27T12S34QNE 8th Street
Claresholm, Alberta**

MLS # A2185892



\$1,600,000

Division:	NONE
Lot Size:	80.00 Acres
Lot Feat:	Level, Meadow, Open Lot, Pasture
By Town:	-
LLD:	34-12-27-W4
Zoning:	R-1
Water:	Public
Sewer:	Public Sewer
Utilities:	Cable, Electricity at Lot Line, Water At Lot Line, Fiber Optics at Lot Line,

80 ACRES - CURRENT ZONING R-1 and PHASE 1 SUBDIVISION APPROVALS IN PLACE. Lots possible number of 332 (UPA) R-4 Multi Family units = 100 R-1 + possible other options include a Seniors Facility. All services are to the Property Line including water, sewer and storm. Located an hour and a half drive South of Calgary and 1 hour North of Lethbridge, the town of Claresholm offers a hospital, doctors and medical services, all levels of schooling, daycares, veterinary clinics, churches, restaurants and shopping. Located in the Municipal District of Willow Creek is located on the CANAMEX corridor, a 6,000 km trade corridor that is the cornerstone for transportation of goods, services, people and information between Western Canada, the U.S. and Mexico. Claresholm is an active participant in the RNIP Program recommending immigrants for permanent residency (Rural & Northern Immigration Pilot Program). This land parcel is within the Prairie Shores ASP and is located on the North end of Claresholm with easy access to Highway #2 for commuters and is located within walking distance to several schools. This is a great opportunity for developers looking to add to their portfolio. Alberta's changing and thriving economy is constantly adding new resources and this prime location offers access to markets and a growing population adds employees and new businesses.