



**GRASSROOTS**  
REALTY GROUP

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5115 1 Street W  
Claresholm, Alberta

MLS # A2305863



**\$500,000**

<b>Division:</b>	NONE
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Original Chev Olds Dealership
<b>Bus. Name:</b>	-
<b>Size:</b>	8,743 sq.ft.
<b>Zoning:</b>	C1

<b>Heating:</b>	Ceiling, Central, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal, Rolled/Hot Mop	<b>Utilities:</b>	-
<b>Exterior:</b>	See Remarks	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.45 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Paved, See Remarks
<b>Inclusions:</b>	None		

Attention investors! Commercial building in growing Claresholm. Tenanted with NNN leases. Building has had electrical, HVAC and plumbing all replaced in last approximately 10 years. Great holding property for long term as location is excellent with Hwy 2 frontage.