



GRASSROOTS

REALTY GROUP

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136 49 Avenue W
Claresholm, Alberta

MLS # A2315612



\$449,000

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,200 sq.ft.
Zoning:	C1

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

Fantastic opportunity to add a commercial property to your investment portfolio in the welcoming community of Claresholm, Alberta! Located at 136 49 Avenue West, this commercial building offers excellent potential in a growing small town known for its strong sense of community, local businesses, and convenient location along Highway 2 between Calgary and Lethbridge. Claresholm continues to attract residents, travelers, and business owners alike with its affordable cost of living, charming downtown core, and steady local economy. This property presents a great opportunity for investors looking to expand their portfolio in a thriving rural Alberta community with long term potential. Building only is being offered for sale, making this an ideal option for investors seeking a straightforward commercial asset in an established location. Whether you are looking to diversify your holdings or secure a property in a community with continued growth and opportunity, this is one worth exploring!