

# \$129,900 - 4609 1 Street W, Claresholm

MLS® #A2198078

**\$129,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.27 Acres

NONE, Claresholm, Alberta

Rare Opportunity: Prime Commercial Lot on Main Street! Seize this incredible chance to invest in a vacant commercial lot ideally situated on Main Street, in the heart of a thriving and growing community. This prime location offers unparalleled access to an array of amenities, making it the perfect spot for your next business venture. The lot is conveniently located just one hour from Calgary, providing easy access to schools, shopping centers, hospitals, grocery stores, and more. With the sky as the limit, envision your dream business thriving in this bustling area. A rare find in a prime location, this lot is affordably priced to make your commercial dreams a reality. Become a part of a vibrant, expanding community that promises continued growth and development. Don't miss out on this incredible opportunity to secure a coveted spot on Main Street. The possibilities are endless! Make sure you check out the link to the drone video!

## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2198078   |
| Price     | \$129,900  |
| Bathrooms | 0.00       |
| Acres     | 0.27       |
| Type      | Commercial |
| Sub-Type  | Business   |
| Status    | Active     |



## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 4609 1 Street W              |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0T0                      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 210                 |
| Zoning         | C2                  |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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