

\$65,000 - 17 Lancaster Drive, Claresholm

MLS® #A2076674

\$65,000

0 Bedroom, 0.00 Bathroom,
Land on 0.25 Acres

NONE, Claresholm, Alberta

INDUSTRIAL/COMMERCIAL/HOBBY
AVIATION LOTS right next to the Airport
TAXIWAY located at the CLARESHOLM
AIRPORT. The Airport is serviced by a
900-METER MAIN RUNWAY (with lighting)
and 900-METER CROSS-STRIP runway. 40
flights daily, currently a REGISTERED
AERODOME. Over \$2 MILLION OF RECENT
INVESTMENTS have been made to the airport
incl: NEW ASPHALT TOPCOAT recently
applied to MAIN RUNWAY, new LIGHTING,
TIE-DOWN area, EMERGENCY CROSS
STRIP, drainage improvements & more! All
LOTS SERVICED TO THE PROPERTY LINE,
and the developer would be responsible for all
utility connections & construction of access to
the municipal road and taxiway. The 0.25 of an
ACRE lot is BIG enough to add your HANGAR
or COMMERCIAL BAY as long as it has an
aircraft hangar door located on the taxiway
side of the structure. A restrictive covenant
outlining the architectural requirements and
land uses is attached to the title of the lands
(see supplements). Vendor prepared to hold
lot for 6 months with a \$5000 deposit while
you request approval for building commitments
WITH a FIRM SALE. Once POSSESSION is
finalized, the developer must build within a
2-year period. PURCHASER to pave onto
taxiway. The MD of Willow Creek has among
the LOWEST TAX RATES IN SOUTHERN
ALBERTA and property taxes are dependent
upon the size of the structure and amenities.
NO AIRPORT USER FEES = NO BRAINER!!



The airport is located only MINUTES from CLARESHOLM and is located conveniently an HOUR SOUTH OF CALGARY or 45 mins FROM LETHBRIDGE. LOT SIZE is 100 X 107 feet. The GST will be applicable on the Sale Price. This investment offers GREAT Value & TONS of potential for FUTURE EXPANSION. Please call your AGENT for an INFORMATION PACKAGE & see supplements for more info.

Essential Information

MLS® #	A2076674
Price	\$65,000
Bathrooms	0.00
Acres	0.25
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	17 Lancaster Drive
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

Additional Information

Date Listed	September 8th, 2023
Days on Market	586
Zoning	CIA

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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