

\$65,000 - 45 Lancaster Drive, Claresholm

MLS® #A2076685

\$65,000

0 Bedroom, 0.00 Bathroom,
Land on 0.25 Acres

NONE, Claresholm, Alberta

Check out this

INDUSTRIAL/COMMERCIAL/HOBBY AVIATION LOT 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. Approximately 40 flights daily, currently a REGISTERED AERODOME. Over \$2 MILLION OF RECENT INVESTMENTS have been made to the airport, including: 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 2 years. 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 CONVENIENTLY
located an HOUR SOUTH OF CALGARY or
45 minutes 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® #	A2076685
Price	\$65,000
Bathrooms	0.00
Acres	0.25
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	45 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	682
Zoning	CIA

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.