\$1,050,000 - 67 Harvard Drive, Claresholm

MLS® #A2217789

\$1,050,000

0 Bedroom, 0.00 Bathroom, Commercial on 4.76 Acres

NONE, Claresholm, Alberta

As is, where is opportunity in the Claresholm Industrial Airport Park for warehouse, storage, or industrial user. This 44,660 SF space is clear-span to the middle of the building, with 18' ceilings, and four 16' high overhead doors to access the warehouse area. Building improvements include updated metal siding, an upgraded fire suppression sprinkler system throughout the warehouse area, twelve new ceiling-mounted radiant tube heaters to supplement forced air, a 40-gallon hot water tank, and developed office space. There are office, storage, and staff areas in both the north and south of the building, with a washroom and mezzanine space located in the center of the warehouse. The large, fully fenced and gated, 4.76-acre yard is ideal for equipment or product storage and can be accessed from both the north (via Harvard Drive) and south of the site (via TWP Road 123). Located in the Claresholm Industrial Airport Park, this site offers convenient access to the property via Highway AB-520. Being located between Lethbridge and Calgary offers the owner-user access to two prime markets while taking advantage of the low per-square-foot (PSF) rates in this rural industrial park.







Built in 1941

Essential Information

MLS® # A2217789

Price \$1,050,000

Bathrooms 0.00 Acres 4.76 Year Built 1941

Type Commercial

Sub-Type Industrial

Status Active

Community Information

Address 67 Harvard Drive

Subdivision NONE

City Claresholm

County Willow Creek No. 26, M.D. of

Province Alberta
Postal Code T0L 0T0

Interior

Heating Forced Air, Natural Gas, Radiant

Exterior

Construction Metal Siding

Additional Information

Date Listed May 2nd, 2025

Days on Market 183 Zoning CIA

Listing Details

Listing Office AVISON YOUNG

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