

# **\$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	662
Zoning	CIA

### Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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