

# **\$65,000 - 45 Lancaster Drive, Claresholm**

MLS® #A2076685

**\$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® #	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	583
Zoning	CIA

### Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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