

# \$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 | 707                 |
| Zoning         | CIA                 |

### Listing Details

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

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