

# **\$65,000 - 31 Lancaster Drive, Claresholm**

MLS® #A2076676

**\$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® #	A2076676
Price	\$65,000
Bathrooms	0.00
Acres	0.25
Type	Land
Sub-Type	Commercial Land
Status	Active

### Community Information

Address	31 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	698
Zoning	CIA

### Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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