

# \$2,790,000 - 5313 1 Street W, Claresholm

MLS® #A2247440

**\$2,790,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Claresholm, Alberta

Exceptional investment opportunity on busy Alberta Hwy 2 at the north entrance of Claresholm! A well - established gas station and restaurant business with impressive sales performance and loyal clientele. Dispenser upgraded in 2024, and a restaurant fully set up in Feb 2022 with brand new equipment, rapidly growing sales, and outstanding Google reviews. Strong leasehold improvements, canopy, tanks, and retail setup make this a turnkey, high-visibility location ideal for an owner-operator or investor. Do not miss this opportunity

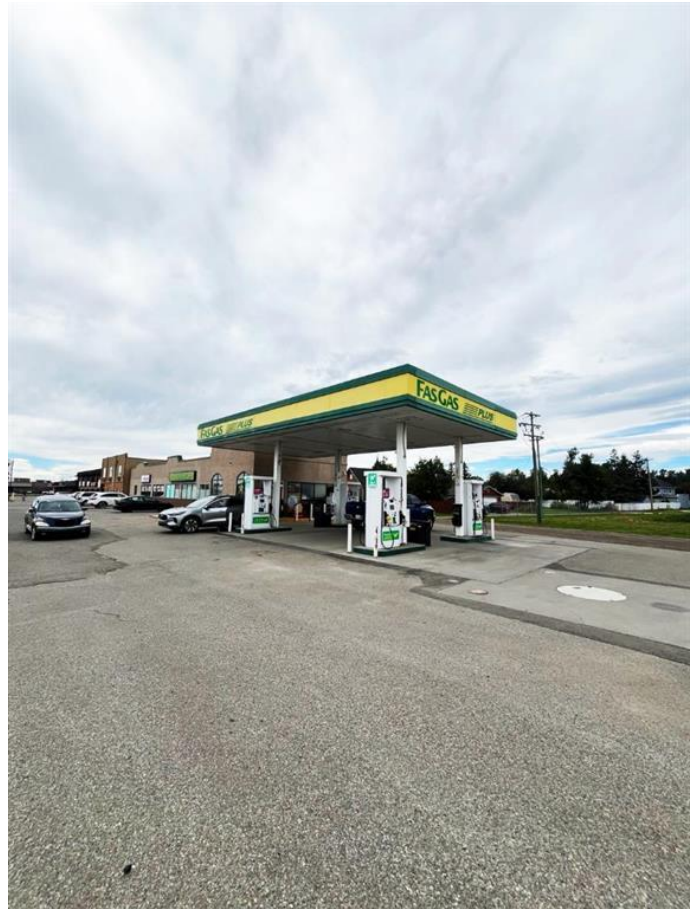
Built in 1995

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2247440    |
| Price      | \$2,790,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1995        |
| Type       | Commercial  |
| Sub-Type   | Business    |
| Status     | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 5313 1 Street W              |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0L 0T0 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 38                |
| Zoning         | C                 |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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