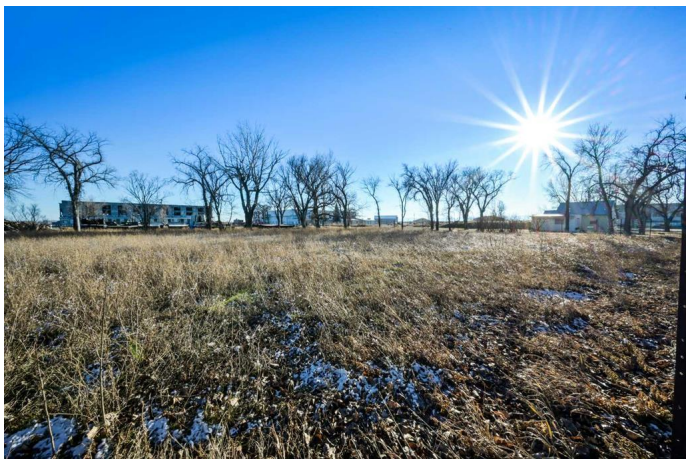
$225,000 - Lot 5 Tigermoth Crescent N, Rural Willow Creek No. 26, M.D. of

MLS® #A2092325

$225,000
0 Bedroom, 0.00 Bathroom,
Land on 1.00 Acres



NONE, Rural Willow Creek No. 26, M.D. of, Alberta

This 1 ACRE INDUSTRIAL 'END LOT' is SERVICED w/NO RESTRICTIONS located at the CLARESHOLM AIRPORT that also has 3 access points!!! The lot is LEVEL, TREED, PARTIALLY FENCED on Property Line, a LOCKABLE GATE, + PARTIALLY GRAVELLED. There is NO TIME CONTRAINTS on Building a Structure on this Lot!!! As for the SERVICES: The Gas Line is through the Gate, + is Vented, Power in the Ditch, a Fire Hydrant, Sewer is on the NW Site, 3 Phase Power, Low + High Pressure Water Lines which is the Town Water, so it is Drinkable. There is Xplore Net Dish available, the Jupiter Satellite is coming in January 2024, + Fibre Optics is coming in the near future. A PERFECT LOT for your INVESTMENT OPPORTUNITY or BUSINESS!!! The Airport is serviced by a 900-meter main runway (with lighting) and 900-meter cross-strip runway that are 100â€™ WIDE x 3100' LONG. A new asphalt topcoat will be applied to the main runway this Fall. The MD of Willow Creek has among the lowest tax rates in Southern Alberta, property taxes are dependent upon the size of the structure/amenities. The airport is located only minutes from Claresholm, also located conveniently an HOUR south of Calgary or 45 minutes from Lethbridge. This investment offers GREAT Value for the $$$!!!

Essential Information

MLS® #	A2092325
Price	$225,000
Bathrooms	0.00
Acres	1.00
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Lot 5 Tigermoth Crescent N
Subdivision	NONE
City	Rural Willow Creek No. 26, M.D. of
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

Additional Information

Date Listed	December 1st, 2023
Days on Market	517
Zoning	CIA

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE

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