

# \$65,000 - 11 Lancaster Drive, Claresholm

MLS® #A2076672

**\$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. \*\*\*LOT 11 is a  
Primary Fuel Facility Potential, as it could be  
next to the Tie-down area.\*\*\*

### Essential Information

MLS® #	A2076672
Price	\$65,000
Bathrooms	0.00
Acres	0.25
Type	Land
Sub-Type	Commercial Land
Status	Active

### Community Information

Address	11 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	702
Zoning	CIA

### Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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