

# \$1,050,000 - 67 Harvard Drive, Claresholm

MLS® #A2217789

**\$1,050,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.76 Acres

NONE, Claresholm, Alberta

As is, where is opportunity in the Claresholm Industrial Airport Park for warehouse, storage, or industrial user. This 44,660 SF space is clear-span to the middle of the building, with 18' ceilings, and four 16' high overhead doors to access the warehouse area. Building improvements include updated metal siding, an upgraded fire suppression sprinkler system throughout the warehouse area, twelve new ceiling-mounted radiant tube heaters to supplement forced air, a 40-gallon hot water tank, and developed office space. There are office, storage, and staff areas in both the north and south of the building, with a washroom and mezzanine space located in the center of the warehouse. The large, fully fenced and gated, 4.76-acre yard is ideal for equipment or product storage and can be accessed from both the north (via Harvard Drive) and south of the site (via TWP Road 123). Located in the Claresholm Industrial Airport Park, this site offers convenient access to the property via Highway AB-520. Being located between Lethbridge and Calgary offers the owner-user access to two prime markets while taking advantage of the low per-square-foot (PSF) rates in this rural industrial park.

Built in 1941

## Essential Information

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Price	\$1,050,000
Bathrooms	0.00
Acres	4.76
Year Built	1941
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	67 Harvard Drive
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

### Interior

Heating	Forced Air, Natural Gas, Radiant
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### Exterior

Construction	Metal Siding
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### Additional Information

Date Listed	May 2nd, 2025
Days on Market	4
Zoning	CIA

### Listing Details

Listing Office	AVISON YOUNG
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