

# \$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	3
Zoning	C

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.