

# **\$200,000 - Lot 3 Tigermoth Crescent N, Rural Willow Creek No. 26, M.D. of**

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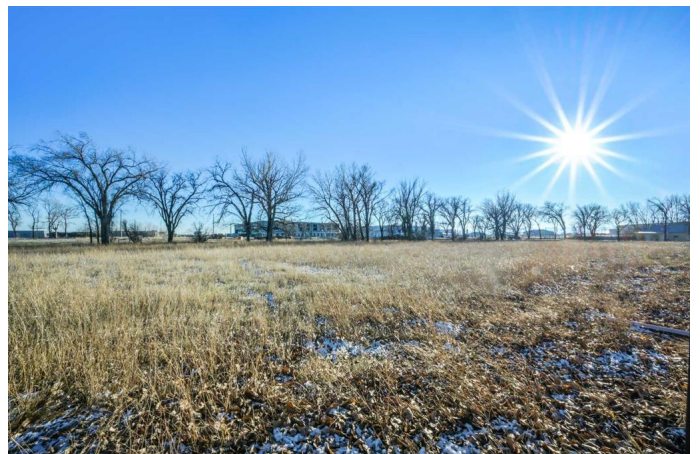
MLS® #A2092313

**\$200,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.00 Acres

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

This 1 ACRE INDUSTRIAL LOT is SERVICED w/NO RESTRICTIONS located at the CLARESHOLM AIRPORT!!! The lot is LEVEL, TREED, PARTIALLY FENCED on Property Line, a LOCKABLE GATE, + PARTIALLY GRAVELLED. There is NO TIME CONSTRAINTS 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 100' 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® #    | A2092313        |
| Price     | \$200,000       |
| Bathrooms | 0.00            |
| Acres     | 1.00            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | Lot 3 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 | 529                |
| Zoning         | CIA                |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX HOUSE OF REAL ESTATE |
|----------------|-----------------------------|

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