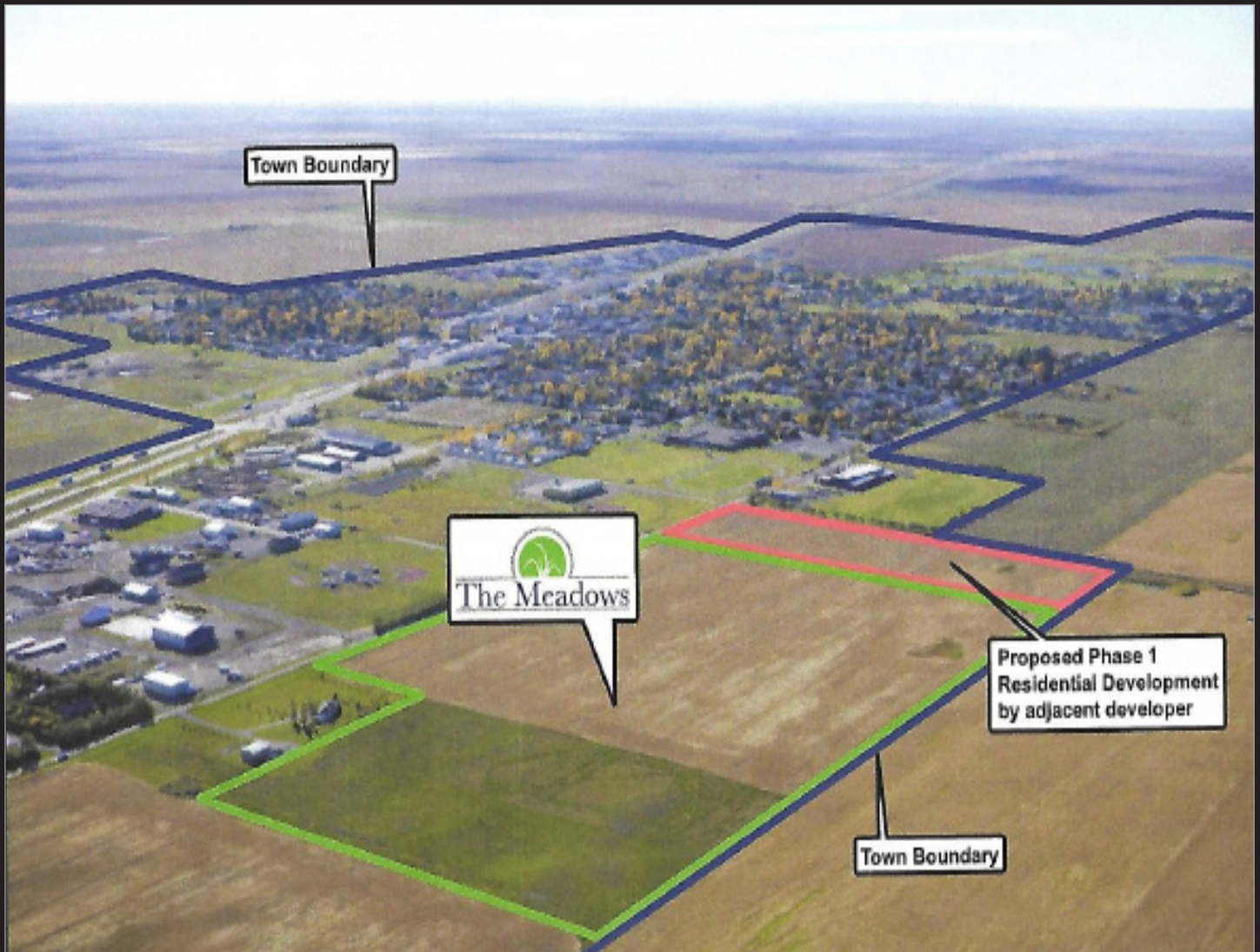


# FOR SALE

**60 ACRES**  
Development Land



## The Meadows 520 - 8 Street Claresholm, AB

**Cheri Long**, Associate Broker  
403-860-9419 | [clong@royallepagecommercial.com](mailto:clong@royallepagecommercial.com)

Royal LePage® Solutions, Brokerage  
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403-650-7456 | [john.corcoran62@gmail.com](mailto:john.corcoran62@gmail.com)

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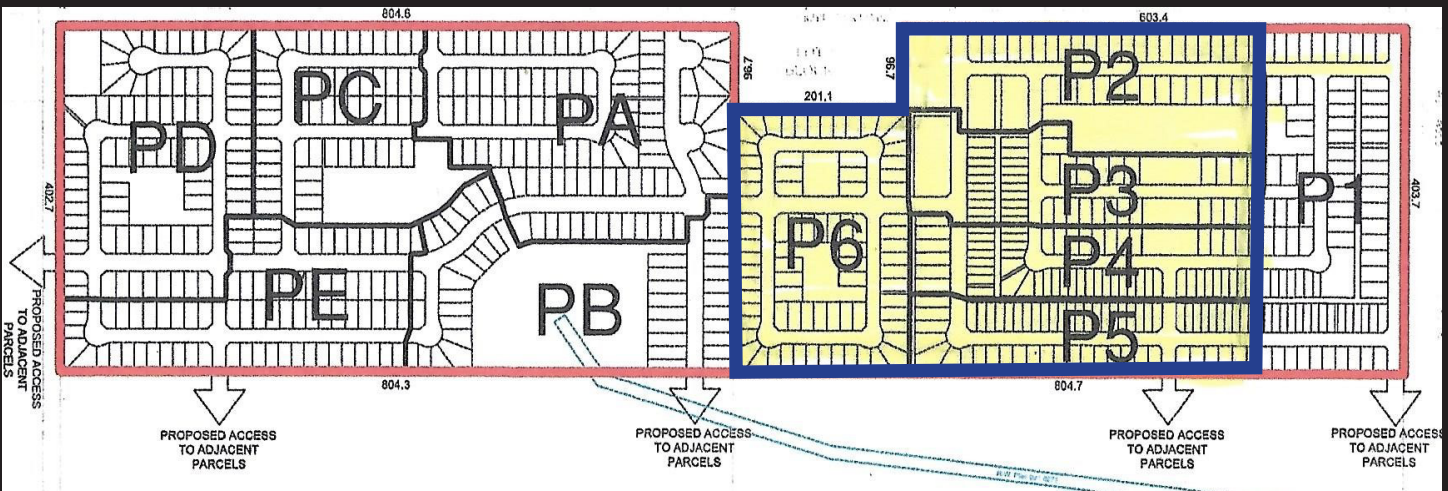
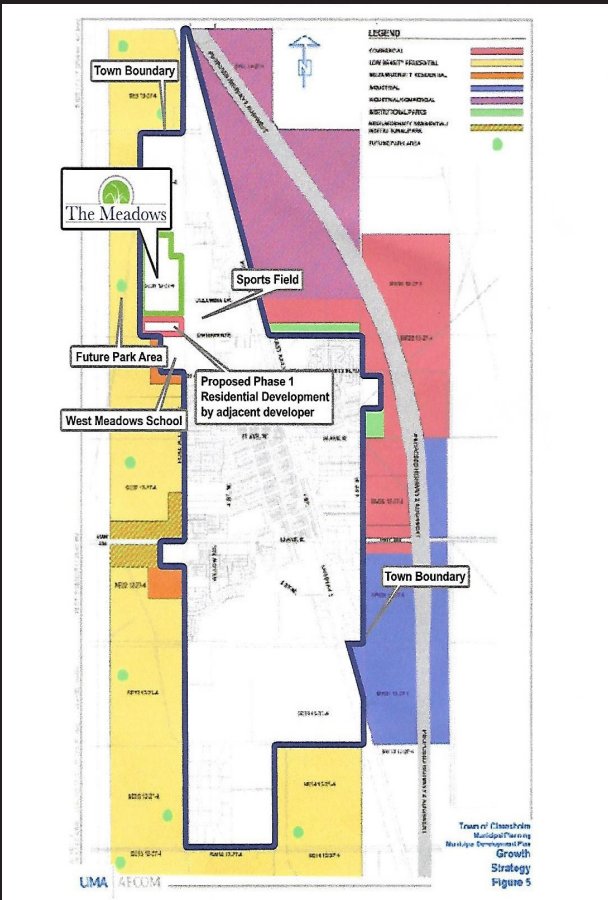
# PROPERTY OVERVIEW

**\$1,500,000 (\$25,000/ACRE)**

## Property Features

- Located in the Municipal District of Willow Creek in the Rocky Mountain Foothills, Claresholm is 1 hour south of Calgary on Highway #2
- Claresholm is located on the Canamex Corridor, a 6,000 km trade corridor, the cornerstone of the transportation of goods, services and information between western Canada, the US and Mexico
- Claresholm is a thriving town with a population of 4,127 (2024) and a service area of 7,000 in farming and ranching country & was & still is an active participant in the RNIP Program
- The town is noted for affordable housing, combined with services that include an urgent care hospital, a rehabilitation centre and K-12 schools
- Water and sanitary close to property
- The Town of Claresholm is very cooperative and prompt with approvals, and there is a demand for housing
- Taxes (2025) - TBV

# PHASE PLAN



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