

Relocating to, or investing in, Claresholm? Don't miss out on this offering of 17 newly converted apartment-style condos



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Claresholm is approximately 104 km south of Calgary with a population of 3700. This excellent town has 3 hospitals, an 18 hole golf course, aquatic centre and much more. The current vacancy rate is very low, and recent rental advertisements set rates at \$750-\$850 per month for a 2 bedroom apartment, plus utilities.

Built in 1982, the building has recently had a new boiler installed, and the roof resurfaced. The main foyer and common areas are being renovated.

The condo fees for this complex are \$190/mo./unit which includes maintenance, heat, water, sewer and garbage collection, building insurance and reserve fund contribution. Nearly all of the units are rented. Each unit also includes in-suite storage, and provides on assigned parking stall adjacent to the property.

Unit#	Sq. Ft.	Bdrm	Comments	'07 Taxes/mo.	Sale Price
101	715	2	Patio	\$47.00	\$110,000
102	773	2	Golf course/Mountain View - patio	\$50.00	\$115,000
103	492	1	Golf course/Mountain View	\$32.00	\$87,000
104	773	2	Golf course/Mountain View - patio	\$50.00	\$115,000
105	715	2	Patio	\$47.00	\$110,000
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201	715	2	2nd floor Balcony	\$47.00	\$112,500.00
202	773	2	Golf course/Mountain View - balcony	\$50.00	\$117,500
203	492	1	Golf course/Mountain View	\$32.00	\$89,500
204	773	2	Golf course/Mountain View - balcony	\$50.00	\$117,500
205	715	2	2nd floor Balcony	\$47.00	\$112,500.00
206	522	1	Larger of the 1 bedrooms	\$34.00	\$89,500
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301	715	2	3rd floor	\$47.00	\$115,000.00
302	773	2	Golf course/Mountain View - balcony	\$50.00	\$120,000
303	492	1	Golf course/Mountain View	\$32.00	\$92,000
304	773	2	Golf course/Mountain View - balcony	\$50.00	\$120,000
305	715	2	3rd floor Balcony	\$47.00	\$115,000
306	522	1	Larger of the 1 bedrooms	\$34.00	\$92,000

* Deborah Kurtz Realtor * Doug Bowman Realtor *

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