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670 10 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Carstairs, Alberta



Listing ID:
31820


MLS ID:
A2250889

\$380,000



 **DON SACKETT**
 (403) 650-0316

 REMAX ACA Realty
 403-946-5657

 670 10 Avenue S, Carstairs , Alberta T0M 0N0

Transaction Type For Sale	Title Fee Simple	Days On Market 104
Zoning C2	Subdivision NONE	Year Built 1990
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 1911274	Building Area (Sq. Ft.) 2256.00	Building Area (Sq. M.) 209.59
Lot Size (Sq. Ft.) 12196	Lot Size (Acres) 0.28	Footprint (Sq. Ft.) 2256
Heating None	Inclusions N/A	Restrictions Call Lister
Reports None		

Excellent location on a .28-acre commercial lot (102' x 119') with great visibility in a high-traffic area. The property features a 2,256 sq. ft. (24' x 94') building equipped with three 14' x 14' overhead doors plus an additional 8' x 8' overhead door—perfect for a variety of uses. All services are at the property line. This site offers strong potential for retail, office, or mixed-use space in the fast-growing community of Carstairs, Alberta. Ideally situated between Calgary and Edmonton, Carstairs acts as a hub for surrounding communities, making this a fantastic opportunity for investors or business owners looking to expand.

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