

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

416 CARADOC AVENUE AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Carbon, Alberta

Listing ID:
34666


MLS ID:
A2297316

\$149,000



 **JOSEPH CASTONGUAY**
 (403) 823-0366

 Royal LePage Wildrose Real Estate
 403-823-3311

 416 Caradoc Avenue Avenue , Carbon , Alberta T0M 0L0

Transaction Type For Sale	Title Fee Simple	Days On Market 54
Zoning Commercial/Residential	Subdivision NONE	Building Type Commercial Mix
Year Built 1929	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Legal Plan 4387P	Building Area (Sq. Ft.) 2280.00
Building Area (Sq. M.) 211.82	Lot Size (Sq. Ft.) 3900	Lot Size (Acres) 0.09
Construction Type Brick,Concrete,Mixed,Stucco	Roof Rolled/Hot Mop	Foundation Combination,Poured Concrete
Electric 200 Amp Service	Cooling None	Heating Forced Air,Natural Gas
Lot Features Back Lane,City Lot	Commercial Amenities Storefront	Access to Property Front and Rear Drive access
Inclusions AS IS ON POSSESSION DAY	Restrictions See Remarks	Reports Title

Prime Commercial Opportunity in the Heart of Carbon. Unlock the potential of this versatile commercial property ideally situated in the welcoming and growing community of Carbon. This unique offering includes a well-positioned commercial building along with an adjacent vacant lot—providing endless possibilities for expansion, development, or investment. The existing building offers a solid foundation for a variety of business ventures, whether you're envisioning retail, office space, a service-based operation, or a mixed-use concept. Its prominent location ensures excellent visibility and accessibility, making it an ideal hub for both local clientele and visitors passing through town. The adjoining vacant lot is a rare bonus, offering valuable flexibility for future growth. Expand your business footprint, develop additional structures, create outdoor functional space, or hold as a long-term investment—the choice is yours. Nestled in the charming small-town setting of Carbon, this property benefits from a close-knit community atmosphere while still being within reach of larger regional centers. It's an exceptional opportunity for entrepreneurs, investors, or anyone looking to bring their vision to life in a supportive and steadily evolving market.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.