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## 208 10 AVENUE N FOR SALE

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Commercial Real Estate > Commercial Property for Sale



**Location**  
Carstairs, Alberta


**Listing ID:**  
35351


**MLS ID:**  
A2310080

**\$1,035,000**



 **BOB SHEDDY**  
 (403) 324-2222

 Century 21 Masters

 208 10 Avenue N, Carstairs , Alberta T0M 0N0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> C-2
<b>Subdivision</b> NONE	<b>Year Built</b> 2012	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 5508N
<b>Building Area (Sq. Ft.)</b> 3200.00	<b>Building Area (Sq. M.)</b> 297.29	<b>Lot Size (Sq. Ft.)</b> 24829
<b>Lot Size (Acres)</b> 0.57	<b>Inclusions</b> None	<b>Restrictions</b> None Known

#### Reports

Other Documents

Prime commercial opportunity on Carstairs' main commercial street! 3200 sq ft building for sale leased to two separate companies. This newer single-storey building sits on a large, paved, fully serviced parcel with excellent visibility, on-street parking in front, and additional off-street parking on both sides. The building features a stucco and stone exterior, built-up roof, rooftop HVAC, and two separately divided retail units, each approximately 1,600 sq ft with barrier-free washrooms. With west and south-facing windows offering strong natural light and exposure, this property is a nice investment property was solid returns.

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