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680 10TH AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Carstairs, Alberta



Listing ID:
35591


MLS ID:
A2316441

\$449,000



 **RAYEL WALKER**
 (403) 337-3661

 Quest Realty
 403-337-3661

 680 10th Avenue , Carstairs , Alberta T0M 0N0

Transaction Type For Sale	Days On Market 1	Zoning C2
Subdivision NONE	Building Type See Remarks	Year Built 2023
Structure Type Other	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 1911274	Building Area (Sq. Ft.) 120.00	Building Area (Sq. M.) 11.15
Inclusions NA	Restrictions None Known	Reports Other Documents, Title

Purchase this property for the land alone or take advantage of the opportunity to acquire both the lot and the established Old Hickory Buildings & Sheds business operating onsite. THE PROPERTY Located on a prime .58-acre commercial corner lot along Main Street at a busy 3-way stop, this property offers exceptional exposure in a high-traffic location. Measuring approximately 101 ft x 226 ft, the fully serviced lot presents excellent retail, office, showroom, or future development potential. The property currently features a 10x12 service building/pumphouse complete with a 2-piece bathroom, hot water sink, electric baseboard heat, and basement utility access where services enter the property. Additional features include 220 power and a water hydrant onsite. THE BUSINESS OPPORTUNITY Old Hickory Buildings & Sheds has been operating since 1997 and has been located at this site since 2023. This unique business model offers the ability to market and sell portable buildings and sheds with NO inventory carrying costs. Simply market the product line, generate sales, and earn revenue without physically handling or stocking the buildings. There is tremendous opportunity to grow and expand the business model further, add complementary revenue streams, or develop the site into your own dream commercial venture. Located in the fast-growing community of Carstairs, just north of Calgary, this property offers incredible visibility and long-term potential in a community where commercial growth and services are in demand.

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