

\$3,300,000 - 103, 201, 209 And 305 9 Avenue S, Carstairs

MLS® #A2185638

\$3,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.18 Acres

NONE, Carstairs, Alberta

Savvy investors are considering Carstairs - and here is why: A new 300-home residential development (Mandalay Estates) and major national tenants including Loblaw and Tims Hortons are investing in this town, and here is your opportunity to own a big piece of a growing Carstairs pie. This is a rare occasion to get into sub 6% cap rate investment property! Sitting on 1 acre of land in the middle of the growing town of Carstairs, this property includes 3 individual fully leased buildingâ€™s and a vacant piece of land. Great opportunity to build on the land to create additional income. Property is zoned I2 (Medium industrial) which allows for a wide array of retail and industrial uses (see â€™Zoningâ€™ document in supplements). The property has ample parking and is an excellent long term hold. Call your agent NOW for more info on this fantastic investment!

Built in 2017

Essential Information

| | |
|------------|-------------|
| MLS® # | A2185638 |
| Price | \$3,300,000 |
| Bathrooms | 0.00 |
| Acres | 0.18 |
| Year Built | 2017 |
| Type | Commercial |



| | |
|----------|--------|
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 103, 201, 209 And 305 9 Avenue S |
| Subdivision | NONE |
| City | Carstairs |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 0N0 |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 6th, 2025 |
| Days on Market | 112 |
| Zoning | C-1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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