

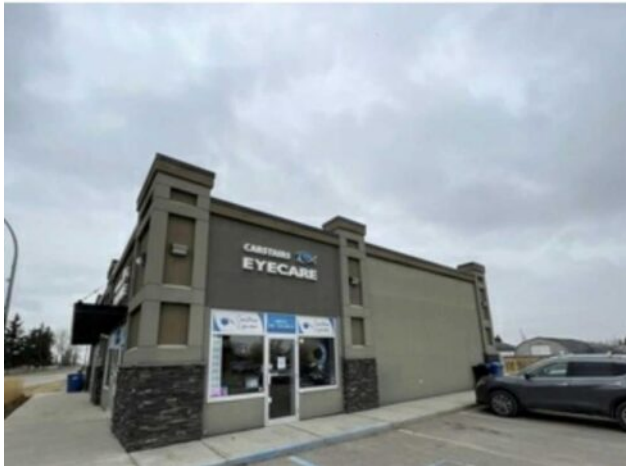


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

208 10 Avenue N
Carstairs, Alberta

MLS # A2310080



\$1,035,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,200 sq.ft.

Zoning: C-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.57 Acre

Sewer: -

Lot Feat: -

Inclusions: None

Prime commercial opportunity on Carstairs's 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.