



GRASSROOTS
REALTY GROUP

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680 10th Avenue
Carstairs, Alberta

MLS # A2340659



\$449,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	120 sq.ft.
Zoning:	C2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Office Building is negotiable		

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.