

# \$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	107
Zoning	C-1

### **Listing Details**

Listing Office	LPT Realty
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