

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

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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 | 106               |
| Zoning         | C-1               |

### Listing Details

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

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