

**103, 201, 209 and 305 9 Avenue S
Carstairs, Alberta**

MLS # A2185638



\$3,300,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,464 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.18 Acre

Sewer: -

Lot Feat: -

Inclusions: TBD

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 buildings 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 "Zoning" 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!