

# \$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 Loblaws 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™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 "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!



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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