



**GRASSROOTS**  
REALTY GROUP

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**670 10 Avenue S  
Carstairs, Alberta**

**MLS # A2250889**



**\$380,000**

**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,256 sq.ft.

**Zoning:** C2

**Heating:** None

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** Well

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.28 Acre

**Lot Feat:** -

Excellent location on a .28-acre commercial lot (102' x 119') with great visibility in a high-traffic area. The property features a 2,256 sq. ft. (24' x 94') building equipped with three 14' x 14' overhead doors plus an additional 8' x 8' overhead door—perfect for a variety of uses. All services are at the property line. This site offers strong potential for retail, office, or mixed-use space in the fast-growing community of Carstairs, Alberta. Ideally situated between Calgary and Edmonton, Carstairs acts as a hub for surrounding communities, making this a fantastic opportunity for investors or business owners looking to expand.