



**GRASSROOTS**  
REALTY GROUP

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**81 Barstow Street  
Carseland, Alberta**

**MLS # A2166041**



**\$1,300,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Agriculture,Auto Body,Auto Parts,Auto Rent/Lease,Auto Repair-Specialty,Auto
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,395 sq.ft.
<b>Zoning:</b>	HC

<b>Heating:</b>	Natural Gas, See Remarks	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.65 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Yard Lights

**Inclusions:** Shop: Hoist, Compressor, Unit Heater, Washer/ Dryer (stacked), Lot: Seacan (2), Landscaping planters, security lighting. Mobile Home: Dishwasher, Microwave Hood Fan, Refrigerator, Stove (electric), Washer/Dryer (stacked), Air conditioner

Excellent opportunity to own this versatile commercial property that's easily within reach of the Calgary customer base - only 25 mins away! - and a fraction of the city property taxes! Land, home, shop & business offered for sale - EVERYTHING you would need to turn the key and start work tomorrow as a repair shop or bring YOUR own business &ndash; mechanical, contractor, trucking, equipment rental, agricultural equipment, auto body and/or repair, part sales, recycling, manufacturing &ndash; this property could happily accommodate it all and more! Almost 1,850 sq ft fully insulated shop (2017) with interior metal sheeting (wet-suitable), double 14' overhead bay doors, heat, ventilation, 12,000lb hoist, 5HP compressor, central sump, washroom and more. Adjacent you will find a roomy mobile home with large open plan kitchen/living area, 3 bedrooms, 2 bathrooms, spacious deck and dog run. Perfect as office / business and/or live there too. All of this is contained within a very large, (0.65ac), secure, fenced, well-graveled lot, complete with security lighting and landscaping, supported by reliable town services and with easy access to major highways and routes. The new Goldfinch Industrial Area is only 15-mins from Calgary &ndash; and only 5-mins away from this property! Huge companies and organisations have realised the benefits of business and industry a little East of the city and the recent growth in this area is incredible! De Havilland Field is less than 25 mins away and CGC, who broke ground earlier this year, only 5-mins. The population of towns within striking distance of Calgary has exploded recently! You couldn't build this & equip on this lot for this price - and the business possibilities are endless!