



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**TBD 2A Highway  
Carstairs, Alberta**

**MLS # A2206584**



**\$3,000,000**

**Division:** NONE

**Lot Size:** 7.02 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C-3

**Water:** Public

**Sewer:** Engineered Septic

**Utilities:** Electricity, Natural Gas, Sewer, Water

RETAIL / COMMERCIAL DEVELOPMENT OPPORTUNITY!! 7.02 acres commercial classified and serviced land. The owner is willing to subdivide into smaller parcels for potential users/developers. Owner is also will also consider build to suit opportunities for tenants. Property has direct exposure to busy Highway 2A and located directly across from Carstairs Community Golf Club. Additional new homes are currently under construction in the community. Excellent opportunity given the exposure to Highway 2A. 33 kilometers to Airdrie, and 39 minutes to Calgary International Airport (53km).