

\$1,300,000 - 81 Barstow Street, Carseland

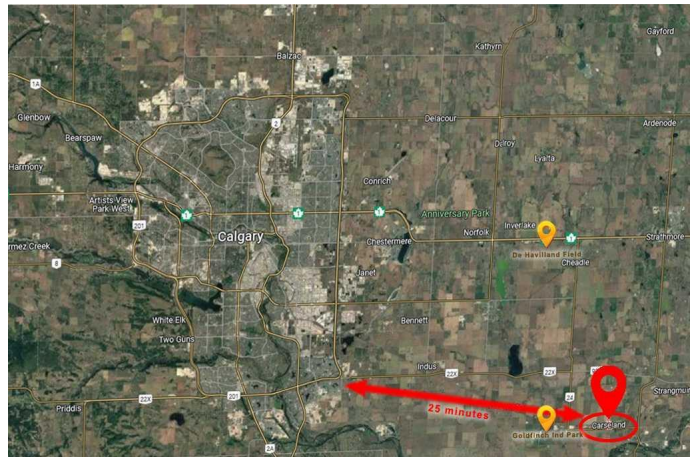
MLS® #A2166041

\$1,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.65 Acres

NONE, Carseland, Alberta

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 - mechanical, contractor, trucking, equipment rental, agricultural equipment, auto body and/or repair, part sales, recycling, manufacturing - 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 - 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!

Built in 2017

Essential Information

MLS® #	A2166041
Price	\$1,300,000
Bathrooms	0.00
Acres	0.65
Year Built	2017
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	81 Barstow Street
Subdivision	NONE
City	Carseland
County	Wheatland County
Province	Alberta
Postal Code	T0J 0M0

Interior

Heating	Natural Gas, See Remarks
---------	--------------------------

Exterior

Lot Description	Yard Lights
Roof	Metal
Construction	Concrete, Metal Siding
Foundation	Slab

Additional Information

Date Listed	September 19th, 2024
Days on Market	230

Zoning HC

Listing Details

Listing Office Keyhole Real Estate

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.