

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

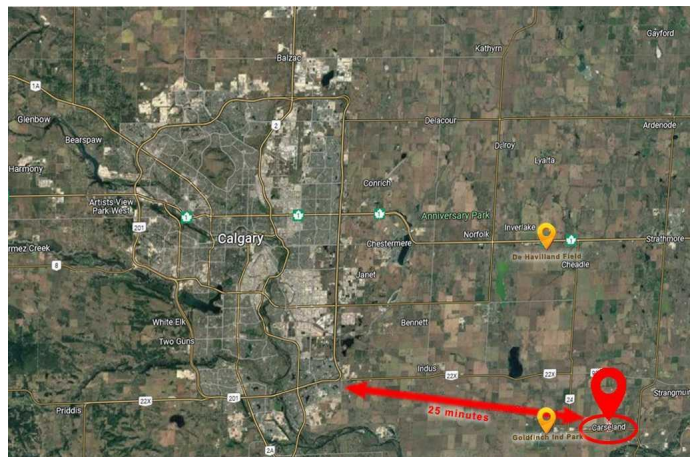
MLS® #A2166041

**\$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 | 225                  |

Zoning

HC

Listing Details

Listing Office

Keyhole Real Estate

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