

FOR SALE

CARSELAND INDUSTRIAL LAND AND BUILDING



105 RAILWAY AVENUE WEST | CARSELAND, ALBERTA

\$ Sale Price **\$349,900**

Welcome to a prime opportunity nestled in the heart of Carseland, AB. Our industrial zoned land, sprawling across 0.76 acres, offers a perfect blend of functionality and potential for your business endeavors. Situated along the railway, accessibility and connectivity are at the forefront of this dynamic location.

Conveniently positioned along the railway in Carseland, this property provides seamless access for transportation and logistical operations. Enjoy the tranquility of a small-town ambiance while seamlessly integrating into larger urban spheres for enhanced business prospects.

Embrace efficiency with the main office style building, providing a professional and comfortable workspace for your administrative needs. Safeguard your assets and inventory with sheltered storage facilities, ensuring protection from the elements.

Explore a myriad of possibilities within the HI - Hamlet Industrial Zoning, ranging from contractor services to mechanical operations, storage solutions, kenneling services, recycling initiatives, and beyond. With ample space to expand and grow, seize the opportunity to customize your industrial footprint according to your business requirements.

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RE/MAX Commercial Capital
Calgary Office | 403.757.0333
Edmonton Office | 780.757.1010 **RE/MAX**
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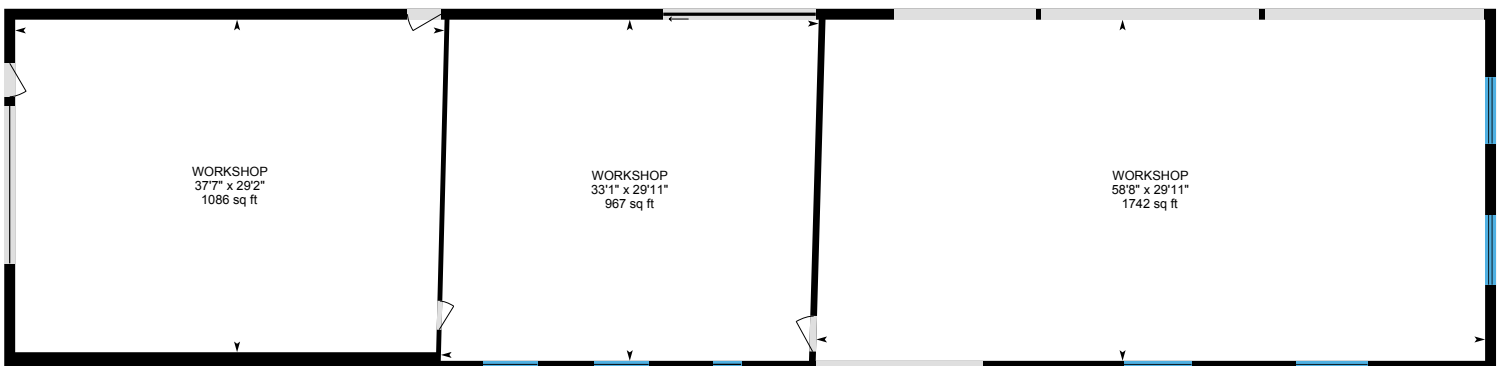
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FLOOR PLAN (STAND ALONE BUILDING)



FLOOR PLAN (SHOP & COVERED STORAGE)





PROPERTY DETAILS

MUNICIPAL	105 RAILWAY AVENUE WEST CARSELAND, ALBERTA
YEAR BUILT	1982
LAND	± 0.76 ACRES
BUILDINGS	± 1,712 SF (STAND ALONE BUILDING) ± 3,825 SF (SHOP & COVERED STORAGE)
POWER	200 AMP (TBC)
ZONING	H-1 HAMLET INDUSTRIAL

DEMOGRAPHICS

NEIGHBOURHOOD POPULATION (10 KM 2023)	1,573
AVERAGE HOUSEHOLD INCOME (10 KM 2023)	\$119,912

CONTACT

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