

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

MLS® #A2255372

\$1,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.65 Acres

NONE, Carseland, Alberta

Incredible opportunity to acquire a fully serviced and highly functional commercial property just 25 minutes southeast of Calgary in the growing community of Carseland. Zoned HC (Highway Commercial), this 0.65-acre parcel offers exceptional flexibility for a wide range of business types including mechanical repair, autobody, contractor shops, trucking and transportation, landscaping, equipment rental, light manufacturing, and storage.

The site features a well-built, heated, and insulated 1,850 square foot industrial shop built in 2017 with 18-foot ceilings, two 14-foot overhead doors, interior metal cladding, 8" concrete slab floor, 12,000-pound hoist, 5HP air compressor, central floor sump, dedicated shop washroom, ventilation, and overhead unit heater. The infrastructure supports heavy equipment, fleet vehicles, and wet-use operations, making it ideal for trades, fabrication, or transportation-related businesses.

On-site is a spacious three-bedroom, two-bathroom mobile home currently used as a live-work residence. It includes a full kitchen, open-concept living area, large deck, and dog run. This structure offers outstanding versatility for owner occupancy, business office, staff housing, or potential rental income. Both buildings are situated on a fully fenced and graveled lot with good drainage, security lighting, and two included Seacans for



additional storage.

The property is positioned just minutes from Highway 24, the Goldfinch Industrial Area, the new CGC plant, and De Havilland Field. With no municipal business tax, lower annual property taxes than Calgary, and a flexible zoning framework, the site presents a compelling case for both owner-operators and commercial investors. Financing options may include CMHC if occupied as a residence, or business acquisition financing through BDC or Community Futures. Financial statements and equipment lists available upon request. Showings by appointment only. Please do not enter the property or approach staff without authorization.

Built in 2017

Essential Information

MLS® #	A2255372
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

Amenities

Parking Spaces	30
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Interior

Heating	Natural Gas, Overhead Heater(s)
Cooling	Central Air

Exterior

Lot Description	Irregular Lot, Landscaped, Low Maintenance Landscape, Near Golf Course
Roof	Metal
Construction	Concrete, Metal Siding, Metal Frame
Foundation	Slab

Additional Information

Date Listed	September 8th, 2025
Days on Market	8
Zoning	HC

Listing Details

Listing Office	Synterra Realty
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