



2A Bottle Depot

License, Building & Land | 401 9 Avenue S | Carstairs, Alberta

PROPERTY FEATURES

- » Operating Bottle Depot For Sale: License, Land & Building. Incredible income generator for an Owner-Operator of the exclusive license in this jurisdiction.
- » Steel building including sloped steel roof built in 2012.
- » Includes 1 automotive repair tenant occupying 1,761 SF
- » Located on a high traffic corner with visibility from Highway 2A and Highway 581. Adjacent to Co-op Gas Bar and Carstairs Car & Truck Wash adding to clientele convenience at this location.
- » Carstairs is 45 kilometers north of Calgary, with a growing population of 5,000 with a trade area of 17,500. A 2nd Bottle Depot license will not be permitted before the population reaches 10,000 people in Carstairs
- » 40 minute drive to Calgary, 50 minutes to Red Deer

PROPERTY DETAILS

Building Size	5,340 SF
Lot Size	0.283 Acres
Location	Carstairs, Alberta
Legal Description	Plan: 1014461 Lot: 2 Block: 2
Zoning	I-2
Year Built	2012
Sale Price	\$2,150,000
Annual Property Tax	\$6,590
Parking	Ample
Heating	3 Overhead NG Heaters
Ceiling Height	16'
Loading	2 DI Doors (10' x 12')
Power	3 Phase, 400 Amp
Availability	Immediate

BLAIR BEST

Associate, Capital Markets
(403) 669-3969
bbest@naiadvent.com

TYLER GULUCHE

Associate
(403) 404-8735
tguluche@naiadvent.com

3633 8 STREET SE
Calgary, AB T2G 3A5
+1 403 984 9800
naiadvent.com

FOR SALE

Investment Opportunity

5,340± SF Operational Bottle Depot

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



BLAIR BEST
Associate, Capital Markets
(403) 669-3969
bbest@naiadvent.com

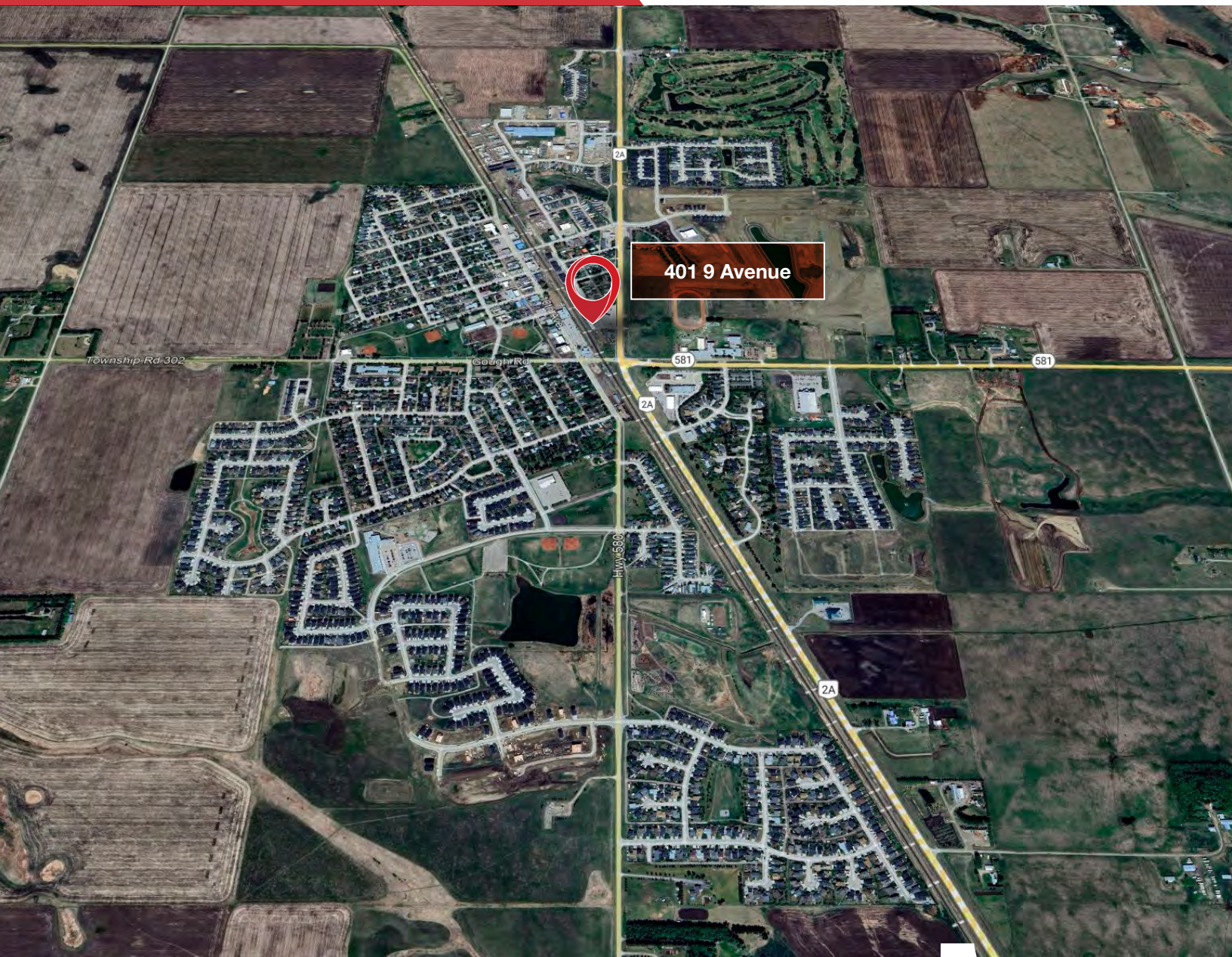
TYLER GULUCHE
Associate
(403) 404-8735
tguluche@naiadvent.com

3633 8 Street SE
Calgary, AB T2G 3A5
+1 403 984 9800
naiadvent.com

FOR SALE

Investment Opportunity

5,340± SF Operational Bottle Depot



CARSTAIRS NEW CONSTRUCTION

New Construction Completed	2021	2022	2023
Residential Starts	38	62	52
Residential Value	\$11,774,500	\$19,565,000	\$19,402,000
Commercial Starts	6	10	5
Commercial Value	\$4,630,000	\$1,910,000	\$7,160,000

BLAIR BEST

Associate, Capital Markets
(403) 669-3969
bbest@naiadvent.com

TYLER GULUCHE

Associate
(403) 404-8735
tguluche@naiadvent.com

3633 8 Street SE
Calgary, AB T2G 3A5
+1 403 984 9800
naiadvent.com

FOR SALE

Investment Opportunity

5,340± SF Operational Bottle Depot

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

3633 8 Street SE
Calgary, AB T2G 3A5
+1 403 984 9800
naiadvent.com