

B R I X
REAL ESTATE GROUP

LAND SALE

Highway 2A, Carstairs, AB | **11.27 Acres**

Commercial C-2 Land | \$4,750,000



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Why Invest in Carstairs?

- **Population Growth** - 12.4% since 2021, 20% between 2016–2021, 32% total since 2016
- **Proximity to Calgary** - 30 min city limits, 45 min downtown
- **Located on 2A corridor** provides access to 9000+ vehicles per day.
- The town is experiencing growth, with projected population increases and new housing developments, making it a dynamic market for investment.



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The Land

- **11.27 Acres** on 2 titles
- C-2 zoning allows for **multiple commercial uses**
- Discretionary uses include **gas stations** and **hotels**
- Bare land **ready for development** on busy highway intersections
- Located beside the **school** and **across from busy commercial areas**



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Ready to Explore This Opportunity? Contact Us

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