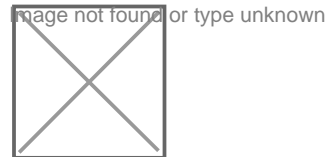


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

AUTO SERVICE, FOOD & BEVERAGE , GAS STATION , GROCERY FOR SALE



Businesses and Franchises for Sale > Business for Sale

Location

Calgary, Alberta

Listing ID:

26850



MLS ID:


A2178252

\$2,900,000



 **CHRIS SKOWRON**
 (403) 247-5171

 RE/MAX Real Estate (Mountain View)
 403-247-5171

 Calgary , Alberta

Transaction Type

For Sale

Days On Market

239

Business Type

Auto Service,Food & Beverage ,Gas Station ,Grocery

Zoning

C-N2

Building Type

Free-Standing

Year Built

1990

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Building Area (Sq. Ft.)

3150.00

Building Area (Sq. M.)

292.64

Lot Size (Sq. Ft.)

11761

Lot Size (Acres)

0.27

Roof

Flat,Rolled/Hot Mop

Electric

200 Amp Service

Cooling

Central Air

Heating

Make-up Air

Access to Property

Accessible to Major Traffic Route

Inclusions

ALL SHELIVING, ALL COOLERS ,
COFFEE MACHINES , PIZZA
WARMER , ALL PUMPS , ROOFTOP
HEATING SYSTEM, SECURITY
CAMRAS AND EQUIPMENT , LIST
WILL BE PROVIDED

Restrictions

Call Lister

Reports

Aerial Photos,Call Lister,RPR with
Compliance,Unaudited Financial Strmnts

Turn key operation!!! Land , building and business included , this location and owners been operating this location for many years , all the improvements been improved to serve the community , from inside of the building , to replacement of all built in coolers , counter tops (Granite) raised front counter , all shelving , fibreglass Gas tanks The location is ideal for anyone looking to invest in a thriving business with a solid customer base. The well-maintained premises, combined with a longstanding reputation for excellent service, make this a unique opportunity. Whether you're an experienced entrepreneur or new to the business world, the potential for growth and profitability here is immense. Don't miss out on this chance to be a part of a vibrant community and a successful business operation. (Granite) raised front counter , all shelving , fibreglass Gas tanks . You will not be disappointed .

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