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## AUTO SERVICE,CAR WASH,CONVENIENCE STORE,GAS STATION ,RETAIL FOR SALE



Businesses and Franchises for Sale > Business for Sale

**Location**  
Beaverlodge, Alberta



**Listing ID:**  
28300


**MLS ID:**  
A2148424

**\$2,490,000**



 **DUAYNE PETERSON**  
 (780) 402-9083

 RE/MAX Grande Prairie  
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 614 1st Avenue , Beaverlodge , Alberta T0H 0C0

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|---|---|---|
| <b>Transaction Type</b><br>For Sale   | <b>Title</b><br>Fee Simple  | <b>Days On Market</b><br>354            |
| <b>Business Name</b><br>Triple S Tire   | <b>Business Type</b><br>Auto Service,Car Wash,Convenience Store,Gas Station ,Retail | <b>Zoning</b><br>Highway Commercial     |
| <b>Subdivision</b><br>NONE  | <b>Building Type</b><br>See Remarks   | <b>Year Built</b><br>1996               |
| <b>Structure Type</b><br>Retail   | <b>Property Type</b><br>Commercial  | <b>Property Sub Type</b><br>Business    |
| <b>Legal Plan</b><br>2330KS   | <b>Building Area (Sq. Ft.)</b><br>4848.00   | <b>Building Area (Sq. M.)</b><br>450.39 |
| <b>Lot Size (Sq. Ft.)</b><br>41479  | <b>Lot Size (Acres)</b><br>0.95   | <b>Construction Type</b><br>Mixed       |
| <b>Access to Property</b><br>Accessible to Major Traffic Route,On Major Traffic Route | <b>Inclusions</b><br>see equipment list   | <b>Restrictions</b><br>See Remarks      |
| <b>Reports</b><br>Aerial Photos,Contracts,Environmental Phase 2                       |   |   |

Gas station, tire shop, auto repair, car wash and convenience store. Located in the bustling Town of Beaverlodge, this turn key operation has many years of service to the town and surrounding area. The main building is nearly 5000 square feet and houses the c-store, tire & auto shop, automated carwash and office and storage. There is a mezzanine for extra storage and staff area. In addition there is a brand new 36' x 72' pole shed for tire storage and another 10' x 20' storage building. The pumps are brand new coinciding with a new Retail Marketing Agreement with Petro-Canada. Talk to your favorite commercial Realtor for more information.

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