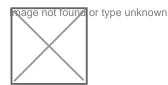


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AUTO SERVICE, CAR WASH, CONVENIENCE STORE, GAS STATION, RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationBeaverlodge, Alberta

Listing ID: 28300

MLS ID: A2148424

\$2,490,000



- **DUAYNE PETERSON**
- (780) 402-9083
- RE/MAX Grande Prairie
- **2** 780-538-4747
- 614 1st Avenue, Beaverlodge, Alberta T0H 0C0

Transaction Type

For Sale

Business Name

Triple S Tire

Subdivision

NONE

Structure Type

Retail

Legal Plan 2330KS

2000110

Lot Size (Sq. Ft.)

41479

Access to Property

Accessible to Major Traffic Route,On

Major Traffic Route

Reports

Aerial Photos, Contracts, Environmental

Phase 2

Title

Fee Simple

Business Type

Auto Service, Car Wash, Convenience

Store, Gas Station, Retail

Building Type

See Remarks

Property Type

Commercial

Building Area (Sq. Ft.)

4848.00

Lot Size (Acres)

0.95

Inclusions

see equipment list

Days On Market

354

Zoning

Highway Commercial

Year Built

1996

Property Sub Type

Business

Building Area (Sq. M.)

450.39

Construction Type

Mixed

Restrictions

See Remarks

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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