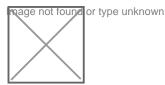


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **CONVENIENCE STORE FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location**Vauxhall, Alberta

Listing ID: 28900

MLS ID: A2175877

\$250,000



△ GLEN LENGYEL

**2** (403) 360-8546

☑ 2 PERCENT REALTY

**403-360-2842** 

417 2 Avenue N, Vauxhall , Alberta T0K2K0

**Transaction Type** 

For Sale

**Days On Market** 

Business Type
Convenience Store

Zoning

Commercial/Residential

Subdivision

245

NONE

Mixed Use

**Building Type** 

Year Built

Mixed Use

1930

Structure Type Mixed Use Property Type
Commercial

Legal Plan

760CM

Building Area (Sq. Ft.)

5603.00

Building Area (Sq. M.)

**Property Sub Type** 

520.53

None

Roof

**Foundation**Poured Concrete

Cooling

Heating

Access to Property

Forced Air Front and Rear Drive access

Inclusions

Appliances as seen, 4 freezers and 1

cooler.

Restrictions

Asphalt Shingle

None Known

Reports
Floor Plans

Welcome to Vauxhall! This convenience store has been operated by the same owner for over 30 years. The upstairs features a residential loft, fully permitted and legal. This building offers the potential for someone to live up and work down, with the store front providing options for many types of businesses, at the discretion of the town of Vauxhall. This is a unique building that has the potential to provide someone with a change to build a business on site while living upstairs. There is ample parking, and this building boasts 5,500+ square feet of work and living space. Contact your favorite REALTOR® to book a showing.

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