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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**
 (403) 360-8546

 **2 PERCENT REALTY**
 403-360-2842

 417 2 Avenue N, Vauxhall , Alberta T0K2K0

Transaction Type For Sale	Days On Market 245	Business Type Convenience Store
Zoning Commercial/Residential	Subdivision NONE	Building Type Mixed Use
Year Built 1930	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 760CM	Building Area (Sq. Ft.) 5603.00
Building Area (Sq. M.) 520.53	Roof Asphalt Shingle	Foundation Poured Concrete
Cooling None	Heating Forced Air	Access to Property Front and Rear Drive access
Inclusions Appliances as seen, 4 freezers and 1 cooler.	Restrictions 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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