

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.

GAS STATION ,GROCERY,MIXED FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Rural Mountain View County, Alberta



Listing ID:
29004

MLS ID:
A2179720

\$450,000



 **KEITH SCHULTZ**
 (403) 861-8300

 RE/MAX Real Estate (Central)
 403-216-1600

 5204 579 Highway , Rural Mountain View County , Alberta T0M 2E0

Transaction Type For Sale	Days On Market 172	Business Name Water Valley General Store
Business Type Gas Station ,Grocery,Mixed	Zoning C-LC	Subdivision Watervalley
Nearest Town Cremona	Building Type Street Level Storefront	Year Built 1950
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Legal Plan 9411595	Building Area (Sq. Ft.) 1972.00	Building Area (Sq. M.) 183.20
Lot Size (Sq. Ft.) 34019	Lot Size (Acres) 0.78	Heating Forced Air,Natural Gas
Lot Features Level	Commercial Amenities None	Access to Property Paved Road
Inclusions everything is included	Restrictions None Known	Reports RPR with Compliance

This is the only Water Valley General Store. Currently being readied for a grand reopening for Victoria Day. The closest other store is 13 km away in Cremona. This is for you if you are thinking of a beautiful small town business. Great townsfolk live here. The owner may consider a VTB mortgage of 8% with 50% down payment. Property includes gas pumps that have been updated with new and used equipment. Updated freezer, ice machine,water system, wooden interior, cooler, ice cream freezer. The property can use sprucing up. but everything is there and ready to open for business. Many options available to serve Water Valley. Even apply for a liquor license to sell liquor. Sell ice cream, groceries, ready made snacks by Coco Brooks. Take a coffee break with snacks at the tables. Just think about it. The main building is 1,972 sq ft. There is a second building of 1,098 sq ft plus 4 sheds on the land.. RPR is included. Environmental report is not current. The seller is not concerned but you may do one if you wish. In any case Property sold As Is Where Is. Water Valley is a scenic hamlet in the Foothills. It's lovely!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.