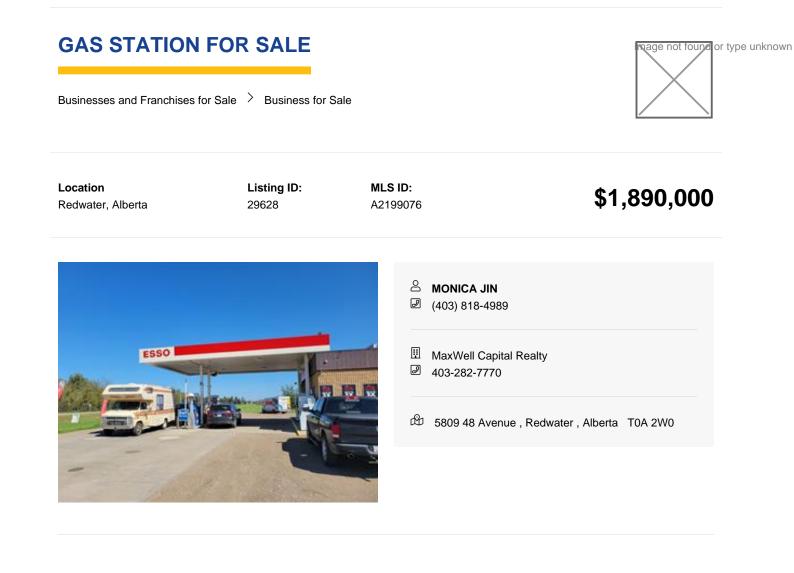


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Transaction Type **Days On Market Business Type** For Sale 179 Gas Station Zoning Subdivision Year Built **Highway Commercial** Redwater 1989 Structure Type **Property Type Property Sub Type** Retail Commercial Retail Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.) 3686.00 7722567 342.44 Inclusions Restrictions Reports The Seller will provide the chattel &

None Known

equipment list.

Easy to operate business (ESSO Gas Station and C-store) with 3 Bay Car washes with a gas station and the convenience store all in One property. The Town of Redwater is well known for the oil and gas projects and always busy with towns people and workers. This property (ESSO Gas Station) is located in beginning of town access and the huge car wash bays are conveniently located. The town of Redwater is just 40 minutes from city limit of Edmonton. The busy convenience store and car washes are another profitable business factors. All the pumps and tanks have been replaced in 2016, the tank is a double walled fiber glass tank. Mint condition and it is easy to operate. Please do not approach to the seller and seller's staff.

None

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