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4306 SOUTH PARK DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Stony Plain, Alberta


Listing ID:
29674

MLS ID:
A2200009

\$1,399,000



 **SUKH BRAR**
 (403) 472-7200

 Royal LePage METRO
 403-400-0000

 4306 South Park Drive , Stony Plain , Alberta T3Z 1L1

Transaction Type

For Sale

Days On Market

178

Zoning

C2 - Commercial General d

Subdivision

South Business Park

Year Built

2023

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

8322279

Building Area (Sq. Ft.)

1060.00

Building Area (Sq. M.)

98.48

Inclusions

Equipment list to provided at the offer acceptance.

Restrictions

None Known

Reports

Plot Plan,Site Plans

Prime Gas Station Opportunity in a High-Traffic Location! (Property in included with the business) This well-established Chevron gas station sits on a highly visible corner lot spanning half an acre, making it an excellent investment opportunity. Strategically located at the intersection of busy streets, it benefits from consistent vehicle traffic and strong customer flow. The station was converted into a Chevron last year and features 2018-installed double-layered fiberglass tanks, ensuring long-term durability and compliance with industry standards. The convenience store is well-stocked and generates strong sales, further enhancing the profitability of the business. Additionally, the station enjoys very good fuel margins, maximizing revenue potential. Whether you're looking to expand your portfolio or step into the fuel retail industry, this turn-key operation offers stability, profitability, and exceptional visibility in a prime location! Please feel free to call or email for the further details!

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