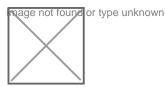


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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**

rPr

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

Transaction Type

South Business Park

r Sale

Days On Market

Property Sub Type

Zoning

For Sale

178

C2 - Commercial General d

Subdivision

2023

Structure Type

Property Type

2023

Year Built

Industrial

Commercial

Industrial

Legal Plan 8322279

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Inclusions

1060.00

98.48

Equipment list to provided at the offer

acceptance.

Restrictions

Reports

None Known 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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