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## 2 RAILWAY AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Hay Lakes, Alberta



**Listing ID:**  
30432


**MLS ID:**  
A2217843

**\$1,395,000**



 **WALLY WRUBLESKI**  
 (780) 781-7323

 Central Agencies Realty Inc.  
 780-672-4495

 2 Railway Avenue N, Hay Lakes , Alberta T0B 1W0

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

67

**Zoning**

Comm - Improved

**Subdivision**

Hay Lakes

**Building Type**

Commercial Mix

**Year Built**

1996

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Business

**Legal Plan**

0124415

**Building Area (Sq. Ft.)**

2763.00

**Building Area (Sq. M.)**

256.69

**Roof**

Metal

**Inclusions**

Everything at the property - fule pumps, POS terminals, shelving, wash bay equipment, commercial dryer, commercial water station, propane, sani-dump

**Restrictions**

See Remarks

**Reports**

None

Business with Living Quarters! Want to be your own boss and manage your business the way you want? This is the perfect opportunity to purchase a long standing business (28 years) in a community that supports those who are part of it! This turn key business shows good cash flow. The gas station offers the primary draw for customers and MANY complimentary sources of revenue: 2 bay car wash (big enough for big rigs, buses and motorhomes), commercial water filling (with a 40 cube – yes, 40,000 litre storage tank) to fill large trucks quickly, propane sales, campfire wood sales, carpet cleaning, Purolator and even a laundry bay. The car wash is finished with tongue and groove, low maintenance PVC for longevity and ease of cleaning. It operates on time or coins. There is a suite with a kitchen, 4 piece bath and three other rooms that provide living quarters or additional income. There were major upgrades completed in 2023 with new/faster pumps, tanks & premium fuel. The owners have put a significant investment into capital in 2023 with new tanks, pumps and the exterior so that this will maintenance free for years. The key to this operation is that there are contracts in place that allow you to make your own decisions. This is the only gas station within a 30 km radius of Hay Lakes. For someone who is not scared of work and wants to build equity, this is it!!

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