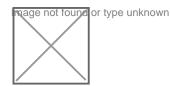


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **100 GAS STATION ALLEY FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Out Of Province\_Alberta, Alberta

Listing ID: MLS ID:

30739 A2225001

\$2,400,000



A MONICA JIN

**(403)** 818-4989

■ MaxWell Capital Realty

**403-282-7770** 

ß

100 Gas Station Alley, Out Of Province\_Alberta, Alberta V1A 2C5

**Transaction Type** 

For Sale

Subdivision

NONE

**Property Sub Type** 

Retail

Building Area (Sq. M.)

222.97

Reports

**Days On Market** 

67

Structure Type

Retail

Legal Plan

1462

Inclusions

The Seller will provide the equipment &

chattel list.

Zoning

C3

**Property Type** 

Commercial

Building Area (Sq. Ft.)

2400.00

Restrictions

None Known

None

Location, Location and Location! This excellent business and the property is located in the heart of a beautiful town which is busy all year around with locals, visitors and tourists. This is a rare opportunity for those who are seeking the gas station business along with the AA type tenant. This business presents with numerous upgrades through out the year, New roof, newer above ground storage tank with an auto gauging system and much more to explain. It is very profitable and an excellent revenue Gas station sits on almost 18,000 sq ,ft commercial lot and almost 2,800 sq .ft building with a strong tenant who pays 50% of the property taxes and utilities. Also the fuel contract is getting near for the renewal. This business and property is one of the rare opportunities for those who wants to be an owner of the business and operator for a gas station. Please respect the business, do not talk or disturb the seller and/ or the staff. Don't miss out this opportunity!

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.