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100 GAS STATION ALLEY FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Out Of Province_Alberta, Alberta

Listing ID:

30739


MLS ID:


A2225001


\$2,400,000



 **MONICA JIN**

 (403) 818-4989

 MaxWell Capital Realty

 403-282-7770



100 Gas Station Alley , Out Of Province_Alberta , Alberta V1A 2C5

Transaction Type

For Sale

Days On Market

67

Zoning

C3

Subdivision

NONE

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

1462

Building Area (Sq. Ft.)

2400.00

Building Area (Sq. M.)

222.97

Inclusions

The Seller will provide the equipment & chattel list.

Restrictions

None Known

Reports

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!

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