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100 MORRISON ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Longview, Alberta

Listing ID:
33070

MLS ID:
A2273275

\$1,400,000



 **JASON CHOI**
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 100 Morrison Road , Longview , Alberta T0L 1H0

This is a turnkey opportunity to own a busy Esso gas station in Longview, Alberta. Located at the gateway to Kananaskis Provincial Park, the business attracts steady traffic from both tourists and locals. The sale price includes the land, building, equipment, and business assets, while inventory is sold separately. The property features a well-maintained 2,367 sq. ft. store and a 1,261 sq. ft. residence on the second floor, all situated on 0.35 acres of land. The business generates steady, growing income with a Gross Profit of over \$410,000 per year. Annual sales were consistent at \$2,957,302 in 2024 and \$2,981,829 in 2023. The site includes a modern 79,373 L split-chamber Aboveground Storage Tank installed in 2018. A clean Phase 1 ESA was completed in May 2021, and no Phase II is required, ensuring there are no environmental concerns.

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