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FOOD & BEVERAGE ,GAS STATION FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Hardisty, Alberta



Listing ID:
33215


MLS ID:
A2274792

\$1,000,000



 **CONNIE BERINGER**
 (780) 888-7202

 Clear Choice Realty
 780-888-7202

 4745 49 Street , Hardisty , Alberta T0B 1V0

Transaction Type For Sale	Title Fee Simple	Days On Market 21
Business Type Food & Beverage ,Gas Station	Zoning C2	Subdivision Hardisty
Year Built 1981	Structure Type Retail	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 7721166	Building Area (Sq. Ft.) 4720.00
Building Area (Sq. M.) 438.50	Lot Size (Sq. Ft.) 24393	Lot Size (Acres) 0.56
Construction Type Concrete,Vinyl Siding,Wood Frame	Roof Asphalt Shingle	Access to Property Back Alley Access,Front and Rear Drive access,Direct Access,On Major Traffic Route,Public
Inclusions N/A	Restrictions None Known	Reports None

“COURT-ORDERED SALE” FUEL & SERVICE PROPERTY (LAND & BUILDING): Prime location & visibility on a major arterial road (49 Street/ Highway 881) for exposure to 1,720 vehicles with modern interior and exterior building upgrades. Ability to accommodate complementary tenancies, enhancing revenue potential through diversified lease revenue streams. The interior offers an open convenience store layout with a front checkout area, storage/ janitorial room and a private office. Only 19.35% site coverage, the property provides ample parking and strong future expansion potential.

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