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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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 85
<b>Business Type</b> Food & Beverage ,Gas Station	<b>Zoning</b> C2	<b>Subdivision</b> Hardisty
<b>Year Built</b> 1981	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 7721166	<b>Building Area (Sq. Ft.)</b> 4720.00
<b>Building Area (Sq. M.)</b> 438.50	<b>Lot Size (Sq. Ft.)</b> 24393	<b>Lot Size (Acres)</b> 0.56
<b>Construction Type</b> Concrete,Vinyl Siding,Wood Frame	<b>Roof</b> Asphalt Shingle	<b>Access to Property</b> Back Alley Access,Front and Rear Drive access,Direct Access,On Major Traffic Route,Public
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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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