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## CONVENIENCE STORE,GAS STATION FOR SALE



Businesses and Franchises for Sale > Business for Sale



**Location**  
Redcliff, Alberta



**Listing ID:**  
33958


**MLS ID:**  
A2280616

**\$3,390,000**



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 1900 South Highway Drive SE, Redcliff , Alberta T0J 2P0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 26	<b>Business Type</b> Convenience Store,Gas Station
<b>Zoning</b> C-HWY	<b>Subdivision</b> Redcliff Industrial	<b>Building Type</b> Free-Standing
<b>Year Built</b> 1988	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 0714383	<b>Building Area (Sq. Ft.)</b> 8483.00
<b>Building Area (Sq. M.)</b> 788.09	<b>Lot Size (Sq. Ft.)</b> 212572	<b>Lot Size (Acres)</b> 4.88
<b>Access to Property</b> Direct Access	<b>Inclusions</b> None	<b>Restrictions</b> Utility Right Of Way
<b>Reports</b> RPR,Title		

Proven Esso-branded truck stop located along the Trans-Canada Highway in Redcliff, approximately 5 km west of Medicine Hat, with direct highway access and exposure to 14,000+ VPD. The 4.88-acre site features a full-service fuel station and convenience store, a long-standing leased restaurant providing stable income, and a 1.1-acre parcel for overflow parking or potential future development. Designed for efficient truck and RV circulation with modern fuel infrastructure, the property is positioned within a well-established regional service corridor.

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