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CONVENIENCE STORE,GAS STATION ,RESTAURANT FOR SALE



Businesses and Franchises for Sale > Business for Sale



Location
Lac La Biche, Alberta



Listing ID:
34672


MLS ID:
A2297916

\$5,900,000



 **SHERYL LESKIW**
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 Diamond Realty & Associates Ltd
 403-453-8211

 Lac La Biche , Alberta

Transaction Type

For Sale

Days On Market

55

Business TypeConvenience Store,Gas Station
,Restaurant**Zoning**

NR

Building Type

Commercial Mix,Free-Standing

Year Built

2012

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Industrial

Building Area (Sq. Ft.)

5400.00

Building Area (Sq. M.)

501.67

Lot Size (Sq. Ft.)

205603

Lot Size (Acres)

4.72

Access to Property

Direct Access

InclusionsEquipment List to be Provided with an
Accepted Offer**Restrictions**

None Known

Reports

Financial Statements

GAS STATION (Esso Synergy), CONVENIENCE STORE and RESTAURANT FOR SALE, including LAND & BUILDING. This property is located in one of Alberta's most beautiful northern towns, Lac La Biche, approximately 2.5 hours north of Edmonton. This is a well-established and well-maintained property; built, owned and operated by the original owners. Lot size is 4.72 acres (corner lot); building size is approx. 5400 sq ft. (3720 sq ft convenience store + 1680 sq ft restaruant). Easy access from several highways including HWY2. No contamination issues as there have never been any underground tanks. There are two above ground 25,000 fuel tanks. There are 4 islands with 3 pumps serving regular, premium and diesel fuel. The very busy convenience store offers lottery, coffee, tobacco and some clothing, souvenirs and a selection of hot and cold food items. The restaurant is approximately 1680 sq ft is well-equipped and fully-staffed. The property offers an opportunity for future development to be able to expand the existing business or add additional services.

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