

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2 RAILWAY AVENUE N FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Hay Lakes, Alberta



Listing ID:
35310


MLS ID:
A2311840

\$1,295,000



 **OTTO SELLIN**
 (780) 608-3820

 Royal LePage Rose Country Realty
 780-672-8835

 2 Railway Avenue N, Hay Lakes , Alberta T0B 1W0

Transaction Type For Sale	Days On Market 2	Zoning Comm-Improved
Subdivision Hay Lakes	Building Type Commercial Mix	Year Built 1996
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0124415	Building Area (Sq. Ft.) 2763.00	Building Area (Sq. M.) 256.69
Inclusions Everything at the property.	Restrictions None Known	Reports None

Seize this rare chance to acquire a highly profitable, long-standing turnkey business, established for 28 years in a supportive community, offering proven cash flow and the independence to shape its future as the sole gas station within a 30 km radius of Hay Lakes. The primary fuel operation is supported by multiple high-margin revenue streams, including a two-bay car wash designed for large vehicles and finished with durable, low-maintenance vinyl paneling; a commercial RO water filling station featuring a high-capacity 40,000-liter storage tank for rapid bulk-truck filling; and ancillary services such as propane sales, campfire wood sales, carpet cleaning, Purolator services, and a dedicated laundry bay. The facility also includes a private residential suite with a kitchen, 4-piece bathroom, and three additional rooms, ideal for owner-operator accommodations or supplemental rental income. Furthermore, the property has benefited from significant capital upgrades in 2023, including new tanks and faster dispensers for premium fuel, ensuring low future maintenance and operational efficiency, all while operating under established contracts that grant the new owner full operational control, making this an outstanding opportunity for an ambitious owner-operator to build substantial business equity.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.