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## PROFITABLE ESSO GAS STATION WITH LARGE CONVENIENCE STORE. LOCATED ON ONE OF THE BUSIEST STREETS IN...



Commercial Real Estate > Commercial Property for Lease



**Location**  
Okotoks, Alberta



**Listing ID:**  
35332


**MLS ID:**  
A2312602

**\$584,900**



 **PREM DAVE**  
 (403) 470-3515

 Grey Power PD Realty Inc.  
 403-470-3515

 Okotoks , Alberta

**Transaction Type**

For Lease

**Days On Market**

1

**Lease Amount**

9646.00

**Lease Frequency**

Monthly

**Year Built**

1980

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Business

**Building Area (Sq. Ft.)**

2442.00

**Building Area (Sq. M.)**

226.87

**Inclusions**

All equipment and furnishings used in the daily operation of the gas station and convenience store business.

**Restrictions**

Call Lister

**Reports**

Call Lister

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Profitable Esso Gas station with large convenience store. Located on one of the busiest streets in Okotoks. Only 15 mins drive from Calgary City limit. Very rare opportunity to own a gas station near a major center. Lots of traffic, and repeat customer base. Upside potential for future operator to add Western Union and parcel services.

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