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## GAS STATION FOR SALE



Businesses and Franchises for Sale > Business for Sale



**Location**  
Blackfalds, Alberta



**Listing ID:**  
35627


**MLS ID:**  
A2319119

**\$1,800,000**



 **DAVINDER PAL SINGH**  
 (403) 857-9542

 MaxWell Gold  
 403-496-9996

 4901 Broadway Avenue , Blackfalds , Alberta T0M 0J0

Prime Commercial Investment Opportunity: High-Volume Branded Gas Station & Multi-Income Business Hub! Strategically positioned on a high-traffic, major intersection with exceptional visibility and easy access, this premier commercial property is a true turn-key powerhouse. Featuring a globally recognized, branded fuel station, the site experiences a massive, steady flow of daily commuter and commercial traffic. Key Features & Diverse Revenue Streams: Busy Convenience Store: A highly successful, fully stocked C-store generating excellent profit margins and consistent foot traffic. Dual-Bay Car Wash: A well-maintained 2-bay wand car wash catering to everyday local drivers. Exclusive Truck Wash Facilities: Unique competitive advantage featuring one indoor truck wash bay and one outdoor truck wash bay, perfectly equipped to service oversized commercial vehicles, fleet trucks, and RVs. Passive Rental Income: Includes a fully leased, stable vape store tenant providing immediate, reliable secondary rental income to offset operational costs. This exceptional property offers a rare combination of stable fuel volume, a bustling retail operation, specialized commercial wash services, and passive real estate income. Perfect for an experienced owner-operator or an institutional investor looking to add a high-performing asset to their portfolio. Don't miss out on one of the most versatile commercial opportunities on the market. Schedule your private viewing today!

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