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MIXED FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Rural Saddle Hills County, Alberta



Listing ID:
21968


MLS ID:
A2073409

\$399,000



 **LEAH MILLAR**
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 eXp Realty
 403-262-7653

 80208 Highway 725 , Rural Saddle Hills County , Alberta T0H 0H0

Transaction Type For Sale	Title Fee Simple	Days On Market 273
Business Type Mixed	Zoning Commercial	Subdivision NONE
Nearest Town Saddle Hills County	Building Type Commercial Mix	Year Built 1985
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 4500.00	Building Area (Sq. M.) 418.06	Lot Size (Sq. Ft.) 264844
Lot Size (Acres) 6.08	Construction Type Metal Siding	Roof Metal
Foundation Poured Concrete	Electric Single Phase	Cooling Central Air
Heating Natural Gas	Access to Property On Major Traffic Route	Inclusions Inventory and Equipment in Store
Restrictions None Known	Reports Other Documents	

TURN KEY OPERATION! Mixed use, gas station and convenience store located on 6.08 acres . Ideally situated on the corner of 2 secondary highways; Highway 725 and Highway 680, just 5 min North of the Moonshine Lake Provincial Park. Price includes land, 4500ft commercial building w/ 40ft x 14ft of living area upstairs, shed, enviro tank, all inventory and equipment. Sales include confectionary items, Pure North 20L water jugs for area residences, liquor, cigarettes, fireworks, hunting and fishing licenses and supplies,, gas/diesel, oil, propane refills, fresh deli items and sub counter. Central air and newer high efficiency natural gas furnace, HWT is 3 years old, newer electrical and sewer. Water is currently cistern, but municipal water is available in the next couple of years with free install. Potential for RV parking and storage with huge access and pull through driveway. Fuel dispensers need some repair and/or replacement. Two, 15,000 double walled gas tanks installed in 2004/2005. Sellers are willing to train staff/new owners through transition period if desired. This new venture is ready and waiting for you, call to view today!

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