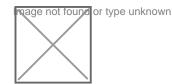


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

2 (780) 864-8013

403-262-7653

ß

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

Transaction Type

For Sale

Title

Days On Market

273

Business Type

Mixed

Zoning

Fee Simple

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

Building Area (Sq. Ft.)

4500.00

Building Area (Sq. M.)

Business

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**

Inclusions

On Major Traffic Route

Inventory and Equipment in Store

Restrictions

Reports

None Known 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!

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.