

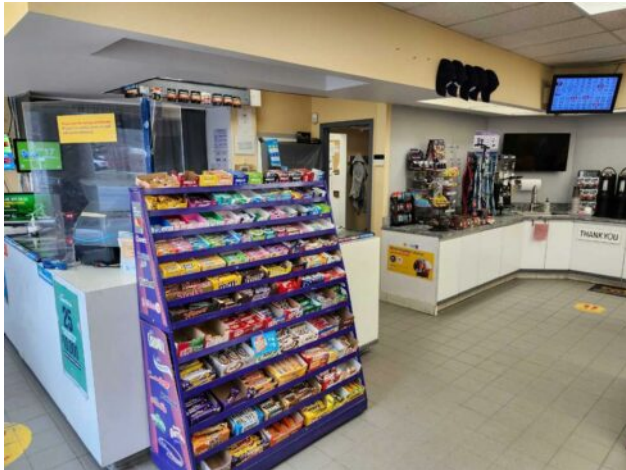


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

100 Gas Station Alley  
Out of Province\_Alberta, Alberta

MLS # A2225001



**\$2,400,000**

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,400 sq.ft.

Zoning: C3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: The Seller will provide the equipment & chattel list.

Location, Location and Location! This excellent business and the property is located in the heart of a beautiful town which is busy all year around with locals, visitors and tourists. This is a rare opportunity for those who are seeking the gas station business along with the AA type tenant. This business presents with numerous upgrades through out the year, New roof, newer above ground storage tank with an auto gauging system and much more to explain. It is very profitable and an excellent revenue Gas station sits on almost 18,000 sq ,ft commercial lot and almost 2,800 sq. ft building with a strong tenant who pays 50% of the property taxes and utilities. Also the fuel contract is getting near for the renewal. This business and property is one of the rare opportunities for those who wants to be an owner of the business and operator for a gas station. Please respect the business, do not talk or disturb the seller and/ or the staff. Don't miss out this opportunity!