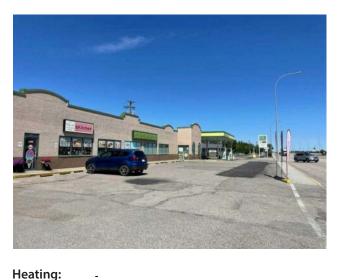


1-833-477-6687 aloha@grassrootsrealty.ca

5313 1 Street W Claresholm, Alberta

MLS # A2247440



\$2,790,000

Lot Size:

Lot Feat:

Division: NONE Type: **Business Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 3,785 sq.ft. Zoning: Addl. Cost: **Based on Year: Utilities:** Parking:

Inclusions: n/a

Floors:

Roof:

Exterior:

Water:

Sewer:

Exceptional investment opportunity on busy Alberta Hwy 2 at the north entrance of Claresholm! A well - established gas station and restaurant business with impressive sales performance and loyal clientele. Dispenser upgraded in 2024, and a restaurant fully set up in Feb 2022 with brand new equipment, rapidly growing sales, and outstanding Google reviews. Strong leasehold improvements, canopy, tanks, and retail setup make this a turnkey, high-visibility location ideal for an owner-operator or investor. Do not miss this opportunity