



GRASSROOTS
REALTY GROUP

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4745 49 Street
Hardisty, Alberta

MLS # A2274792



\$1,000,000

Division:	Hardisty
Type:	Mixed Use
Bus. Type:	Food & Beverage , Gas Station
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,720 sq.ft.
Zoning:	C2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Parking:	-
Water:	-	Lot Size:	0.56 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

“COURT-ORDERED SALE” FUEL & SERVICE PROPERTY (LAND & BUILDING): Prime location & visibility on a major arterial road (49 Street/ Highway 881) for exposure to 1,720 vehicles with modern interior and exterior building upgrades. Ability to accommodate complementary tenancies, enhancing revenue potential through diversified lease revenue streams. The interior offers an open convenience store layout with a front checkout area, storage/ janitorial room and a private office. Only 19.35% site coverage, the property provides ample parking and strong future expansion potential.