



**1900 South Highway Drive SE
Redcliff, Alberta**

MLS # A2280616



\$3,390,000

Division:	Redcliff Industrial
Type:	Retail
Bus. Type:	Convenience Store, Gas Station
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,483 sq.ft.
Zoning:	C-HWY

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 4.88 Acres

Sewer: -

Lot Feat: -

Inclusions: None

Proven Esso-branded truck stop located along the Trans-Canada Highway in Redcliff, approximately 5 km west of Medicine Hat, with direct highway access and exposure to 14,000+ VPD. The 4.88-acre site features a full-service fuel station and convenience store, a long-standing leased restaurant providing stable income, and a 1.1-acre parcel for overflow parking or potential future development. Designed for efficient truck and RV circulation with modern fuel infrastructure, the property is positioned within a well-established regional service corridor.