



**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.