



GRASSROOTS
REALTY GROUP

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MLS # A2081791

Lethbridge, Alberta

**GAS STATION
FOR
SALE**

\$5,000,000

Division: Lethbridge

Type: Retail

Bus. Type: Car Wash, Convenience Store, Gas Station

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,390 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.98 Acre

Sewer: -

Lot Feat: -

Inclusions: See Remarks

Excellent opportunity to buy a Gas Station, Car Wash and income generating leased retail bays. Almost an acre, corner lot has access from two busy roads. 10,000+ sq ft building includes Retail units, 6 Wand bay Carwash and a C-store. Five commercial/retail bays are leased to stable tenants with long term leases in place. Double fibre wall tanks. Lots of potential to increase sales.