

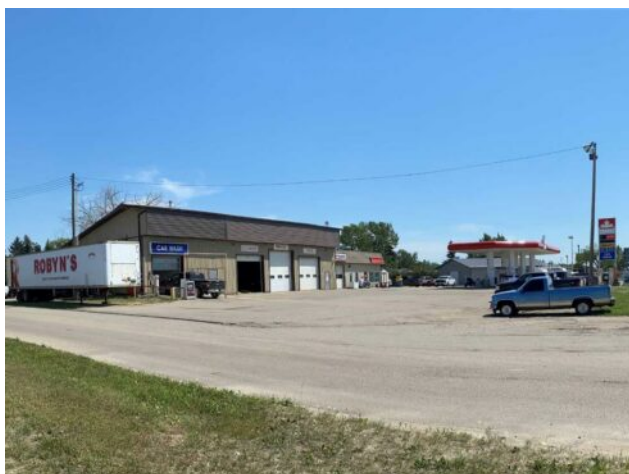


GRASSROOTS
REALTY GROUP

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614 1st Avenue
Beaverlodge, Alberta

MLS # A2148424



\$2,490,000

Division:	NONE
Type:	Business
Bus. Type:	Auto Service,Car Wash,Convenience Store,Gas Station ,Retail
Sale/Lease:	For Sale
Bldg. Name:	Triple S Tire
Bus. Name:	Triple S Tire
Size:	4,848 sq.ft.
Zoning:	Highway Commercial

Heating: -

Floors: -

Roof: -

Exterior: Mixed

Water: -

Sewer: -

Inclusions: see equipment list

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.95 Acre

Lot Feat: -

Gas station, tire shop, auto repair, car wash and convenience store. Located in the bustling Town of Beaverlodge, this turn key operation has many years of service to the town and surrounding area. The main building is nearly 5000 square feet and houses the c-store, tire & auto shop, automated carwash and office and storage. There is a mezzanine for extra storage and staff area. In addition there is a brand new 36' x 72' pole shed for tire storage and another 10' x 20' storage building. The pumps are brand new coinciding with a new Retail Marketing Agreement with Petro-Canada. Talk to your favorite commercial Realtor for more information.