

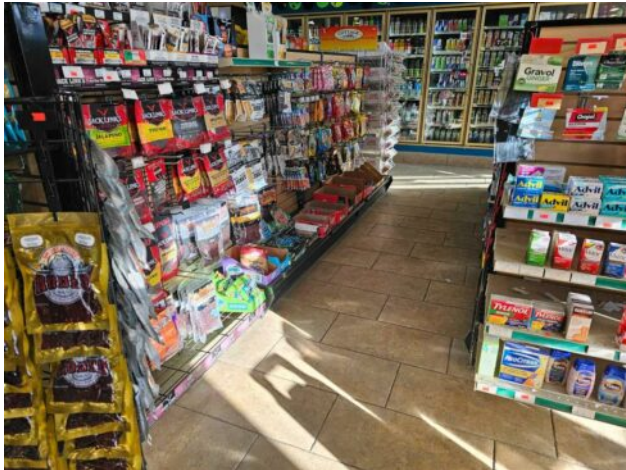


GRASSROOTS
REALTY GROUP

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**111 Gas Station Avenue
Ponoka, Alberta**

MLS # A2197440



\$1,090,000

Division: Northwest Industrial Park

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,320 sq.ft.

Zoning: C-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: The Seller will provide the chattel & equipment list.

This brand name gas station and a convenience store is located just an hour from the city of Edmonton. The property is in a mint condition, it generates a stable income and presents with well maintained condition. Excellent exposure and easy operation. This business is well known from the locals and busy with an extra income, too.