



**GRASSROOTS**  
REALTY GROUP

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**5809 48 Avenue  
Redwater, Alberta**

**MLS # A2199076**



**\$1,890,000**

<b>Division:</b>	Redwater
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Gas Station
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,686 sq.ft.
<b>Zoning:</b>	Highway Commercial

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

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

Easy to operate business (ESSO Gas Station and C-store) with 3 Bay Car washes with a gas station and the convenience store all in One property. The Town of Redwater is well known for the oil and gas projects and always busy with towns people and workers. This property (ESSO Gas Station) is located in beginning of town access and the huge car wash bays are conveniently located. The town of Redwater is just 40 minutes from city limit of Edmonton. The busy convenience store and car washes are another profitable business factors. All the pumps and tanks have been replaced in 2016, the tank is a double walled fiber glass tank. Mint condition and it is easy to operate. Please do not approach to the seller and seller's staff.