



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2211619**

**Two Hills, Alberta**



**\$3,590,000**

**Division:** Two Hills

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,684 sq.ft.

**Zoning:** C2

**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.

Excellent Business opportunity!! The Brand name Gas station and a Liquor store located in a busy HWY, ONE Stop shopping. This gas station is well known to the locals, highway tourists and the workers. This profitable gas station offers high volume convenience store sales, fuel sales and the liquor store sales. This is a truly very rare opportunity for those who would like to engage in a Gas Station business. There is a new opportunity to negotiate the Fuel supply contract with your choice and it is an absolutely busy store. Please do not approach to the owner and his staff without prior appointments. This is truly ONE of the rare business opportunities for those who are looking for the gas station businesses.