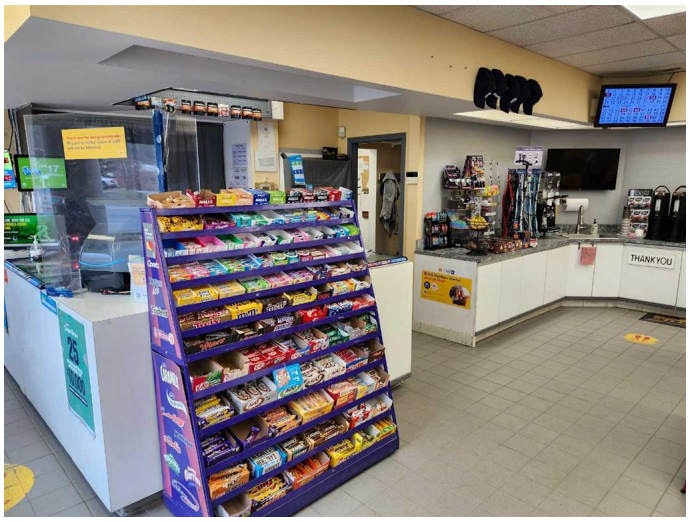
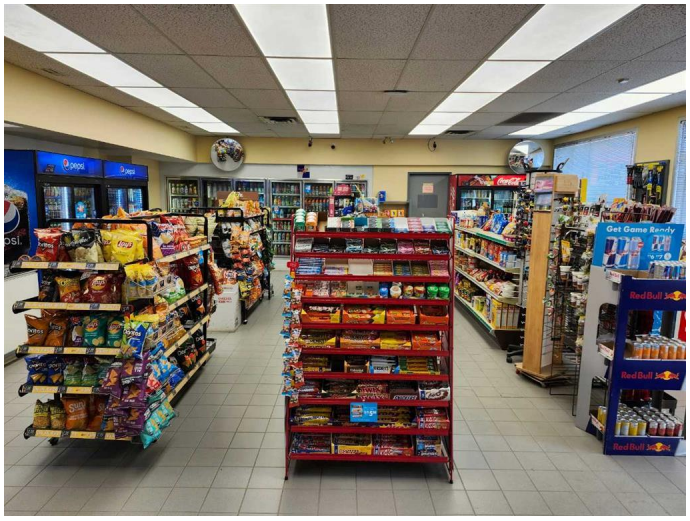
$2,400,000 - 100 Gas Station Alley, Out of Province_Alberta

MLS® #A2225001

$2,400,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres





NONE, Out of Province_Alberta, Alberta

Location, Location and Location! This excellent business and the property is located in the heart of a beautiful town which is busy all year around with locals, visitors and tourists. This is a rare opportunity for those who are seeking the gas station business along with the AA type tenant. This business presents with numerous upgrades through out the year, New roof, newer above ground storage tank with an auto gauging system and much more to explain. It is very profitable and an excellent revenue Gas station sits on almost 18,000 sq ,ft commercial lot and almost 2,800 sq. ft building with a strong tenant who pays 50% of the property taxes and utilities. Also the fuel contract is getting near for the renewal. This business and property is one of the rare opportunities for those who wants to be an owner of the business and operator for a gas station. Please respect the business, do not talk or disturb the seller and/ or the staff. Don't miss out this opportunity!

Essential Information

MLS® #	A2225001
Price	$2,400,000
Bathrooms	0.00
Acres	0.00
Type	Commercial

Sub-Type	Retail
Status	Active

Community Information

Address	100 Gas Station Alley
Subdivision	NONE
City	Out of Province_Alberta
County	Out Of Board
Province	Alberta
Postal Code	V1A 2C5

Additional Information

Date Listed	May 27th, 2025
Days on Market	145
Zoning	C3

Listing Details

Listing Office	MaxWell Capital Realty

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