



**MLS # A2297916**

**Lac La Biche, Alberta**

**\$5,900,000**



<b>Division:</b>	Lac La Biche
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Convenience Store, Gas Station, Restaurant
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	5,400 sq.ft.
<b>Zoning:</b>	NR

<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>	4.72 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Equipment List to be Provided with an Accepted Offer

GAS STATION (Esso Synergy), CONVENIENCE STORE and RESTAURANT FOR SALE, including LAND & BUILDING. This property is located in one of Alberta's most beautiful northern towns, Lac La Biche, approximately 2.5 hours north of Edmonton. This is a well-established and well-maintained property; built, owned and operated by the original owners. Lot size is 4.72 acres (corner lot); building size is approx. 5400 sq ft. (3720 sq ft convenience store + 1680 sq ft restaurant). Easy access from several highways including HWY2. No contamination issues as there have never been any underground tanks. There are two above ground 25,000 fuel tanks. There are 4 islands with 3 pumps serving regular, premium and diesel fuel. The very busy convenience store offers lottery, coffee, tobacco and some clothing, souvenirs and a selection of hot and cold food items. The restaurant is approximately 1680 sq ft is well-equipped and fully-staffed. The property offers an opportunity for future development to be able to expand the existing business or add additional services.