



GRASSROOTS
REALTY GROUP

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MLS # A2310130

St. Albert, Alberta



\$8,000,000

Division: St. Albert

Type: Retail

Bus. Type: Car Wash, Gas Station

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,321 sq.ft.

Zoning: Industrial

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Investor Alert! Excellent opportunity to own a well-built and professionally managed retail plaza and a busy gas station business with car wash. The property includes multiple fully leased retail units, including one occupied by an A-class tenant, providing strong tenant stability and consistent revenue. An exceptional investment opportunity offering both active and passive income potential with established businesses and long-term growth prospects.