



GRASSROOTS
REALTY GROUP

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**2 Railway Avenue N
Hay Lakes, Alberta**

MLS # A2311840



\$1,295,000

Division: Hay Lakes

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,763 sq.ft.

Zoning: Comm-Improved

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Everything at the property.

Seize this rare chance to acquire a highly profitable, long-standing turnkey business, established for 28 years in a supportive community, offering proven cash flow and the independence to shape its future as the sole gas station within a 30 km radius of Hay Lakes. The primary fuel operation is supported by multiple high-margin revenue streams, including a two-bay car wash designed for large vehicles and finished with durable, low-maintenance vinyl paneling; a commercial RO water filling station featuring a high-capacity 40,000-liter storage tank for rapid bulk-truck filling; and ancillary services such as propane sales, campfire wood sales, carpet cleaning, Purolator services, and a dedicated laundry bay. The facility also includes a private residential suite with a kitchen, 4-piece bathroom, and three additional rooms, ideal for owner-operator accommodations or supplemental rental income. Furthermore, the property has benefited from significant capital upgrades in 2023, including new tanks and faster dispensers for premium fuel, ensuring low future maintenance and operational efficiency, all while operating under established contracts that grant the new owner full operational control, making this an outstanding opportunity for an ambitious owner-operator to build substantial business equity.