



GRASSROOTS
REALTY GROUP

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MLS # A2312602

Okotoks, Alberta



\$499,900

Division:	Okotoks
Type:	Business
Bus. Type:	Convenience Store, Gas Station
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,442 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Inclusions: All equipment and furnishings used in the daily operation of the gas station and convenience store business.

Profitable Esso Gas station with large convenience store. Located on one of the busiest streets in Okotoks. Only 15 mins drive from Calgary City limit. Very rare opportunity to own a gas station near a major center. Lots of traffic, and repeat customer base. Upside potential for future operator to add Western Union and parcel services.