



GRASSROOTS
REALTY GROUP

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**1 Mt. Sparrowhawk Crescent
Rural Kananaskis ID, Alberta**

MLS # A2313001



\$1,490,000

Division:	NONE
Type:	Retail
Bus. Type:	Gas Station ,Liquor Store
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,200 sq.ft.
Zoning:	c

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

EXPERIENCE THE BEAUTY OF KANANASKIS COUNTRY! An incredible opportunity to own your own business and property features in one of Alberta's most stunning, world-class Provincial Park areas. Located just 1 hour from Calgary, this rare gem offers breathtaking natural surroundings at a very attractive price. • Multi-Revenue Setup: Gas Station + Convenience Store + Liquor Store • Bonus Living/Rental Space: Residential building with 2 separate suites • Stability: Secure, long-term land lease with the provincial government • Great Potential: A perfect "blank canvas" opportunity for an owner-operator to build and expand a business in a prime tourism location!