



GRASSROOTS
REALTY GROUP

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5002 51
Grassland, Alberta

MLS # A2317098



\$1,089,000

Division: Grassland

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Wally's

Bus. Name: -

Size: 4,068 sq.ft.

Zoning: C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime commercial investment opportunity with excellent Highway 55 frontage in Grassland. This multi-tenant commercial building features three leaseable bays. One bay is occupied by a busy drive-thru fast food restaurant that has successfully operated at this location for 25+ years, while another is leased to a parts store for the last couple years. The third bay is vacant and already set up for a liquor store, complete with coolers, shelving, and more. Strategically located along Highway 55, which captures Highway 63 traffic from both north & south, this property benefits from strong exposure, easy access, and ample parking. Conveniently situated approximately 2.5 hours south of Fort McMurray and 2 hours north of Edmonton, this is an excellent opportunity to own a high-visibility commercial property in a key regional corridor.