



GRASSROOTS
REALTY GROUP

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4602 50 Avenue
Bonnyville, Alberta

MLS # A2321823



\$999,000

Division:	NONE
Type:	Retail
Bus. Type:	Gas Station
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,500 sq.ft.
Zoning:	C1

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

ATTENTION INVESTORS & OPERATORS! Incredible opportunity to acquire a Gas Station & C-Store (2,500 sq.ft. building + Property) on a high-traffic corner lot along 50th Avenue, Bonnyville. Boasts EXCELLENT EXPOSURE & EASY ACCESS. Strategic Potential: Current stock management contract ends at the end of this year. No financial statements are available at this time, making this a perfect "blank canvas" opportunity for an owner-operator to maximize profits starting next year!