



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2328267

Calgary, Alberta



\$4,500,000

Division:	Calgary
Type:	Retail
Bus. Type:	Car Wash, Gas Station
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,687 sq.ft.
Zoning:	MU-1f4.5h20

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

Chevron Gas Station with High-Volume & Multi(6)-Bay Car Wash & Prime 17th Ave Location. Seize a rare opportunity to acquire a high-revenue, turn-key commercial powerhouse strategically positioned on 17th Ave—one of the Calgary's busiest, high-exposure arterial corridors. This premium asset pairs the powerhouse branding of a *Chevron Gas Station*, *On the Way*, with a high-capacity *17 Ave Car Wash* operation, creating an insulated, recession-resistant business model with massive daily commuter foot traffic. The property features a fully stocked, modern 'On the Way' convenience store generating exceptional profit margins, alongside a beautifully maintained multi(6)-bay car wash that commands a loyal, repeat local customer base. With multiple distinct income streams flowing from fuel, retail, and car wash services, this location functions as a high-margin neighborhood hub. Perfect for an institutional investor expanding their portfolio or an experienced owner-operator looking for a stabilized, high-performing asset with immediate, strong cash flow. Land 27,616 sq.ft (0.63 acres), Building: C-store 1,770 sqft (1985), car wash 6,917 sq.ft (2019). Please do not approach the staff without appointment.