



GRASSROOTS
REALTY GROUP

587-777-7276
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10016 104 Avenue
Westlock, Alberta

MLS # A2328277



\$2,750,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: IC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: The Seller will provide the equipment & chattel list.

Great business opportunity! This profitable and well established brand name gas station is located just an hour away from City of Edmonton. The store is equipped with nicely organized shelves with conveniently grab and go convenience items and it is greatly appreciated by its clients locally and highway traffic tourists and workers. The store was managed and operated by their staff for many years until recently. The store boasts with many upgrades and easy to access. The fuel supplier's agreement will expire in 2029. This is very well kept business and has room grow in sales. Please respect the owners and business, please make an appointment before all the showings.