



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

123 Any St N
High River, Alberta

MLS # A2335064



\$3,750,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,981 sq.ft.

Zoning: NCD

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.69 Acre

Sewer: -

Lot Feat: -

Inclusions: NA

Exceptional Gas Station & Regional Service Centre Investment Opportunity. Fully leased gas station and regional service centre located approximately 30 minutes from Calgary in a high-traffic, busy commercial location. This triple-net (NNN) leased investment property offers stable income with \$23,750/month net rent and a long-term lease structure. Situated on a 0.68-acre site with a 4,320 sq. ft. building, the property features a **convenience store, restaurant, and car wash. Zoned NCD (Neighbourhood Commercial District), this well-established operation benefits from strong visibility and consistent customer demand. Current lease expires in 2030 with four additional 5-year renewal options, providing excellent long-term investment security. A rare opportunity to acquire a stabilized commercial asset with multiple income-generating components.