



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2335537

Blackfalds, Alberta



\$980,000

Division: Blackfalds

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 850 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Equipment List

Exceptional opportunity to acquire a well-maintained, freestanding gas station with convenience store building and related operating assets in a rural location with excellent visibility and convenient access from a main roadway. This opportunity does not include the land. It consists of the building and gas station improvements/assets only. The property features 3 fuel pumps (10 nozzles total) and 2 above-ground fuel storage tanks with a combined capacity of approximately 100,000 litres. A spacious convenience store, ample on-site parking, and an efficient layout provide a solid foundation for day-to-day operations. Serving both local residents and highway traffic, this established operation offers excellent potential for both owner-operators and investors. Situated in a growing service area with limited competition.