



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4901 Broadway Avenue
Blackfalds, Alberta**

MLS # A2344384



\$1,800,000

Division: Blackfalds - Other

Type: Business

Bus. Type: Gas Station

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,486 sq.ft.

Zoning: C-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime Commercial Investment Opportunity: High-Volume Branded Gas Station & Multi-Income Business Hub! Strategically positioned on a high-traffic, major intersection with exceptional visibility and easy access, this premier commercial property is a true turn-key powerhouse. Featuring a globally recognized, branded fuel station, the site experiences a massive, steady flow of daily commuter and commercial traffic. Key Features & Diverse Revenue Streams: Busy Convenience Store: A highly successful, fully stocked C-store generating excellent profit margins and consistent foot traffic. Dual-Bay Car Wash: A well-maintained 2-bay wand car wash catering to everyday local drivers. Exclusive Truck Wash Facilities: Unique competitive advantage featuring one indoor truck wash bay and one outdoor truck wash bay, perfectly equipped to service oversized commercial vehicles, fleet trucks, and RVs. Passive Rental Income: Includes a fully leased, stable vape store tenant providing immediate, reliable secondary rental income to offset operational costs. This exceptional property offers a rare combination of stable fuel volume, a bustling retail operation, specialized commercial wash services, and passive real estate income. Perfect for an experienced owner-operator or an institutional investor looking to add a high-performing asset to their portfolio. Don't miss out on one of the most versatile commercial opportunities on the market. Schedule your private viewing today!