



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
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**2404 68 Avenue SE**  
**Calgary, Alberta**

**MLS # A2180135**



**\$3,690,000**

Division:	Ogden
Type:	Retail
Bus. Type:	Car Wash, Convenience Store, Gas Station
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,385 sq.ft.
Zoning:	C

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

Inside Calgary. Only 10 minutes from Downtown in Calgary. Located at the busy traffic road. Gas station + convenience store + Carwash (Touchless + RV + Wand wash 3). A lot of potential. Very easy operation and short business time.