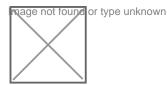


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **AUTO SERVICE, GAS STATION FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location**Calgary, Alberta

Listing ID: 24191

MLS ID: A2109881

\$2,900,000



- △ CHRIS SKOWRON
- **2** (403) 247-5171
- RE/MAX Real Estate (Mountain View)
- **403-247-5171**
- Calgary , Alberta

**Transaction Type** Title

For Sale Fee Simple 189

**Business Type** Subdivision Zoning Auto Service, Gas Station C-N2 Erin Woods

**Nearest Town Building Type** Year Built 1990 Calgary Free-Standing

**Structure Type Property Type Property Sub Type** 

Retail Commercial Retail

Building Area (Sq. M.) Legal Plan Building Area (Sq. Ft.)

0812742 3150.00 292.64

Lot Size (Sq. Ft.) Lot Size (Acres) Roof

11880 0.27 Flat, Rolled/Hot Mop

**Electric** Cooling Heating

200 Amp Service Central Air Make-up Air

Inclusions

ALL SHELVING, ALL COOLERS, COFFEE MACHINES, PIZZA

**Access to Property** Restrictions WARMER, ALL PUMPS, ROOFTOP On Major Traffic Route, Public Call Lister

HEATING SYSTEM, SECURITY CAMRAS AND EQUIPMENT, LIST

WILL BE PROVIDED

Reports Aerial Photos, Call Lister, RPR with

Compliance, Unaudited Financial Stmnts

**Days On Market** 

Turn key operation!!! Land, building and business included, this location and owners been operating this location for many years, all the improvements been improved to serve the community, from inside of the building, to replacement of all built in coolers, counter tops (Granite) raised front counter, all shelving, fibreglass Gas tanks. You will not be disappointed.

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