

**5313 1 Street W
Claresholm, Alberta**

MLS # A2247440



\$2,790,000

Division: NONE

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,785 sq.ft.

Zoning: C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Exceptional investment opportunity on busy Alberta Hwy 2 at the north entrance of Claresholm! A well - established gas station and restaurant business with impressive sales performance and loyal clientele. Dispenser upgraded in 2024, and a restaurant fully set up in Feb 2022 with brand new equipment, rapidly growing sales, and outstanding Google reviews. Strong leasehold improvements, canopy, tanks, and retail setup make this a turnkey, high-visibility location ideal for an owner-operator or investor. Do not miss this opportunity