

**4306 South Park Drive
Stony Plain, Alberta**

MLS # A2200009



\$1,399,000

Division:	South Business Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,060 sq.ft.
Zoning:	C2 - Commercial General d

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

Inclusions: Equipment list to provided at the offer acceptance.

Prime Gas Station Opportunity in a High-Traffic Location! (Property in included with the business) This well-established Chevron gas station sits on a highly visible corner lot spanning half an acre, making it an excellent investment opportunity. Strategically located at the intersection of busy streets, it benefits from consistent vehicle traffic and strong customer flow. The station was converted into a Chevron last year and features 2018-installed double-layered fiberglass tanks, ensuring long-term durability and compliance with industry standards. The convenience store is well-stocked and generates strong sales, further enhancing the profitability of the business. Additionally, the station enjoys very good fuel margins, maximizing revenue potential. Whether you're looking to expand your portfolio or step into the fuel retail industry, this turn-key operation offers stability, profitability, and exceptional visibility in a prime location! Please feel free to call or email for the further details!