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## 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**  
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 Calgary , Alberta

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 189
<b>Business Type</b> Auto Service,Gas Station	<b>Zoning</b> C-N2	<b>Subdivision</b> Erin Woods
<b>Nearest Town</b> Calgary	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1990
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 0812742	<b>Building Area (Sq. Ft.)</b> 3150.00	<b>Building Area (Sq. M.)</b> 292.64
<b>Lot Size (Sq. Ft.)</b> 11880	<b>Lot Size (Acres)</b> 0.27	<b>Roof</b> Flat,Rolled/Hot Mop
<b>Electric</b> 200 Amp Service	<b>Cooling</b> Central Air	<b>Heating</b> Make-up Air
<b>Access to Property</b> On Major Traffic Route,Public	<b>Inclusions</b> ALL SHELVING, ALL COOLERS , COFFEE MACHINES , PIZZA WARMER , ALL PUMPS , ROOFTOP HEATING SYSTEM, SECURITY CAMRAS AND EQUIPMENT , LIST WILL BE PROVIDED	<b>Restrictions</b> Call Lister
<b>Reports</b> Aerial Photos,Call Lister,RPR with Compliance,Unaudited Financial Stmnts		

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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