



186007 Priddis Valley Road Rural Foothills County Alberta

\$2,500,000

This investment property offers a compelling opportunity for investors seeking a lucrative venture. Situated in the heart of Priddis, with easy access from Highway 22X and only a short 15-minute drive west of Spruce Meadows, this Landmark Property comprises a Gas Station, Grocery Store, and Liquor Store, making it an attractive commercial investment. Additionally, the property features a separate building known as the General Store, which houses the Gas Station, and another building with 5 Commercial Bays and 3 Residential Apartments on the second level. The Retail Bays range in size from 700 sq. ft. to 2,300 sq. ft., providing diverse leasing possibilities, while the spacious Apartments on the second floor offer around 4,500 sq. ft. of living space. These apartments boast desirable amenities like wood-burning fireplaces, 1.5 pc bathrooms, and in-suite laundry, making them highly desirable for potential tenants. With its strategic location serving Priddis and the surrounding acreages and subdivisions, this unique investment property presents an excellent chance to generate solid returns and capitalize on the thriving local market. (id:6769)

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