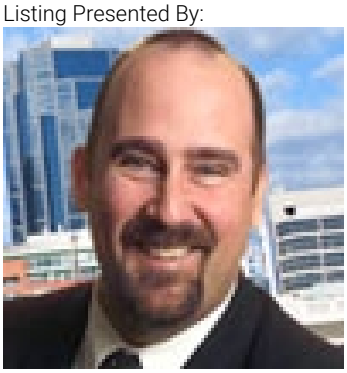



# 3101 34 Avenue Calgary Alberta

$1,590,000

RECEIVERSHIP SALE - Land and Building Only. Unique opportunity to purchase a multi-service gas station facility including four pump gas bar, convenience store, and two bay car wash. 2,638 sq. ft.? total building area on a 15,285 sq. ft.? rectangular corner lot. The convenience store offers strong turnkey potential, with select existing operational fixtures and equipment anticipated to form part of the sale. Two bay car wash creates potential for an additional income stream. Exceptional location in the city of Calgary within the heart of the Dover Glen neighborhood, on the Southeast corner of the 34 Avenue SE and 28 Street SE intersection. Nestled within a mature residential neighborhood and within steps of St. Damien Elementary School. Direct exposure to both directions of traffic along 34 Ave SE and 28 Street SE, with multidirectional access. Ideal for both investors or owner/users seeking to establish their own operation. Interested parties are required to execute both an NDA and a Disclosure Letter in order to gain access to the data room and partake in the sales process. Note: The information herein is not warranted by the Lender/Receiver nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As Is and Where Is" basis. Co-listed with NAI Commercial Real Estate Inc. (id:6769)

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