



4812 47 Street Consort AB

\$3,490,000

Investors and entrepreneurs alike can benefit from this exceptional opportunity. Welcome to a highly lucrative commercial property that could be your next golden investment. This property features an exclusive convenience store and gas bar, strategically positioned to dominate local customer traffic. What's more, it includes an attached liquor store, diversifying your income streams. Strategically located along Highway 12, this property is a wise choice for astute investors. It underwent significant renovation and modernization in 2013, with a substantial \$400,000 investment in upgrades. These enhancements include Double wall fibreglass underground fuel tanks, upgraded fuel pumps, POS system, video surveillance system, roofing improvements, and energy-efficient LED lighting. The convenience store and washrooms were remodelled in 2019, and a brand-new liquor store with a walk-in beer cooler was constructed in 2020.

Listing Presented By:



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