



## Devon Alberta

\$2,175,000

The Property consists of a 2,900 square foot convenience store with an additional 1,893 square foot fuel canopy, situated on a 0.34-acre site. Zoned C3 "Commercial Corridor", the Property benefits from strong visibility from Highway 60 and accessibility within Devon's primary commercial node. Tenanted by DP Oil OP Ltd. o/a Petro-Canada, the fuel banner provides national brand recognition and consistent customer traffic. Strategically positioned along Highway 60, within Devon's established retail corridor, the Property is surrounded by complementary commercial uses and benefits from steady local traffic and residential density in the immediate trade area. The site configuration supports efficient vehicular circulation and strong street presence, making it a key service-oriented destination within the community. (id:6769)

Listing Presented By:



Originally Listed by:  
ComFree

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