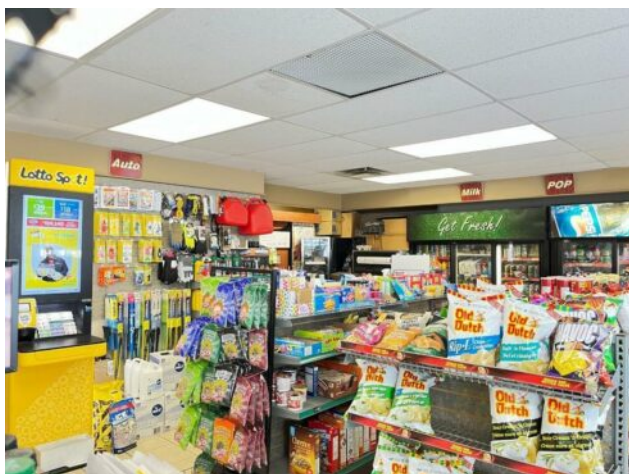


MLS # A2255212

Lethbridge, Alberta

\$1,990,000



Division: Lethbridge

Type: Retail

Bus. Type: Gas Station

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,000 sq.ft.

Zoning: C-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Excellent opportunity to own a major brand gas station in Lethbridge! This prime property features a fully paved corner lot, upgraded with new double wall fibreglass tanks, dispensers, and canopy in 2016, ensuring top-notch functionality and aesthetics. The fuel contract is set to expire soon. There is ample space for potential expansion of the building size, allowing you to capitalize on growing demand.