

2404 68 Avenue SE  
Calgary, Alberta

MLS # A2180135



**\$3,690,000**

|                    |  |
|--------------------|--|
| <b>Division:</b>   | Ogden                                    |
| <b>Type:</b>       | Retail                                   |
| <b>Bus. Type:</b>  | Car Wash, Convenience Store, Gas Station |
| <b>Sale/Lease:</b> | For Sale                                 |
| <b>Bldg. Name:</b> | -  |
| <b>Bus. Name:</b>  | -  |
| <b>Size:</b>       | 4,385 sq.ft.                             |
| <b>Zoning:</b>     | C  |

|                    |     |                       |   |
|--------------------|-----|-----------------------|---|
| <b>Heating:</b>    | -   | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>     | -   | <b>Based on Year:</b> | - |
| <b>Roof:</b>       | -   | <b>Utilities:</b>     | - |
| <b>Exterior:</b>   | -   | <b>Parking:</b>       | - |
| <b>Water:</b>      | -   | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>      | -   | <b>Lot Feat:</b>      | - |
| <b>Inclusions:</b> | N/A |                       |   |

Inside Calgary. Only 10 minutes from Downtown in Calgary. Located at the busy traffic road. Gas station + convenience store + Carwash (Touchless + RV + Wand wash 3). A lot of potential. Very easy operation and short business time.