

FOR SALE

Gas Station

\$2,300,000



Business Description:

- Address: 401 4A Street, Black Diamond AB
- Business with Property (.68 Acres)
- New Pumps installed (May 2018)
- Above ground tank (50,000L Regular / 7,000L Premium / 10,000L Diesel)
- Easy to operate with minimal staff (4 Staff)
- \$4.65 Million 2016
- \$4.15 Million 2017
- \$4.06 Million 2018
- 2 Bay Carwash (wand wash) Does approx.. \$50,000 Cash

Please provide 24 hours' notice and do not approach staff.

LIANG

COMMERCIAL REAL ESTATE

Edward Kwan, Executive Vice President, 403-397-6667
Jim Lee, Executive Vice President, 403-617-0438
edwardkwan@liangcommercial.ca or jimlee@liangcommercial.ca
www.liangcommercial.ca LIANG Commercial Real Estate
Century 21 Bravo Realty, 3009 23 Street N.E., Calgary, T2E 7A4

FOR SALE

Gas Station with Property

\$2,300,000



LIANG

COMMERCIAL REAL ESTATE

Edward Kwan, Executive Vice President, 403-397-6667
Jim Lee, Executive Vice President, 403-617-0438
edwardkwan@liangcommercial.ca or jimlee@liangcommercial.ca
www.liangcommercial.ca LIANG Commercial Real Estate
Century 21 Bravo Realty, 3009 23 Street N.E., Calgary, T2E 7A4