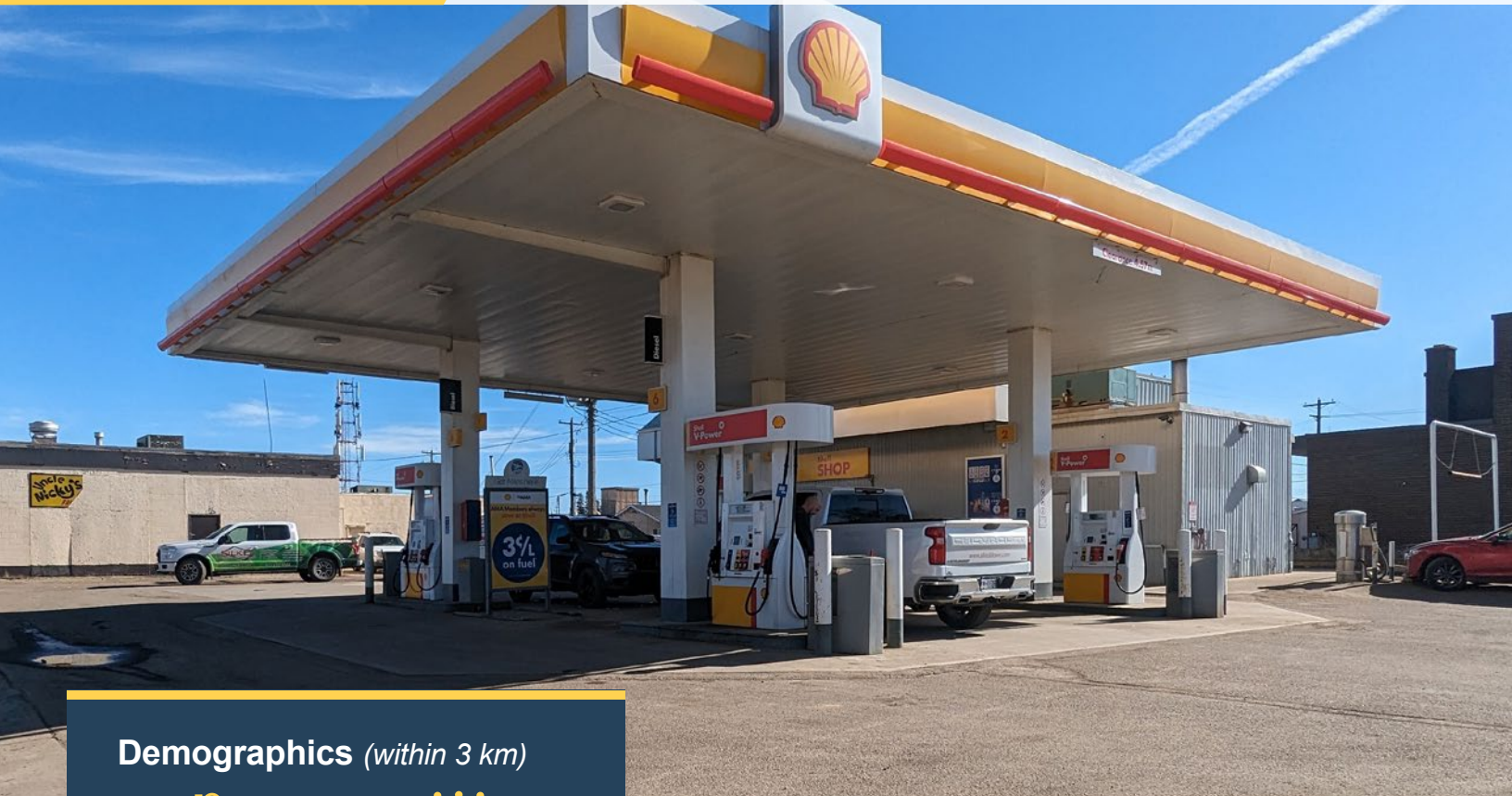


For Sale

5217 50th Street | High Prairie, AB



Demographics (within 3 km)



NEIGHBORHOOD
High Prairie



POPULATION
2,684



MEDIAN AGE
35



HOUSEHOLD INCOME
\$72,768

Building Details



PARKING
Ample



YEAR BUILT
1957



TRAFFIC COUNT
5,650 VPD | 53rd Avenue
4,850 VPD | Highway 2



Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5

P (403) 214-2344

blackstonecommercial.com

Turnkey Shell & Convenience Store (Business & Property)

Property Details

Asking Price:	\$1,300,000.00
Legal Address:	Plan 2998BF Block 3 Lots 1-3
Building Size:	2,330 SF Car Wash: 787 SF Convenience Store: 890 SF Office Area: 653 SF
Site Area:	12,078 SF
Lot Dimensions:	10.06 meters x 37.19 meters
Zoning:	C3 (Highway Commercial)
Property Taxes:	\$12,335.10 (2023)
Construction:	Concrete Block

Highlights

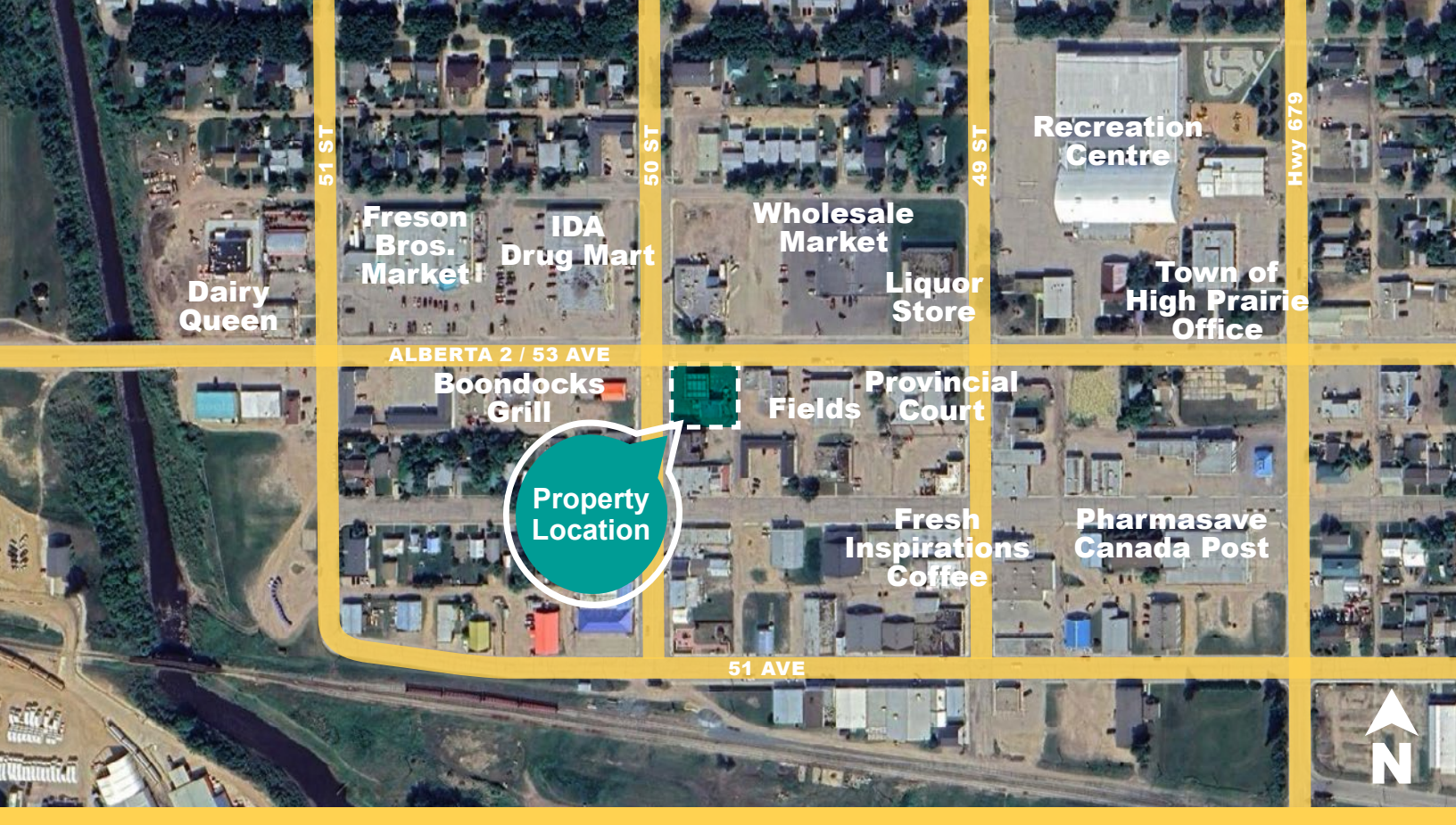
- Transferable licensed Shell Dealer
- 6 Years remaining on existing Shell contract with a 5 Year extension available
- Approximately \$35,000 of inventory within the Convenience Store
- 4 New Dispensers in 2019 - 2 Gas & 2 Gas + Diesel (8 pumps)
- Building and land are on 3 lots
- Environmental Assessment done in 2020
- Renovated in 2001 (See next page for details)



Renovations

- The current building site underwent redevelopment in 1992, with the construction of a Car Wash and Convenience Store, reaching completion in 1993. Since its completion in 1993, the property has been consistently maintained and improved by its owners.
- The owners have consistently invested in property upkeep, including flooring replacements, indoor and outdoor lighting upgrades, counter top enhancements, storage shelving installations, and interior painting.
- In 2010, a notable renovation saw the replacement of the slant roof of the car wash, enhancing its structural integrity and longevity. Additionally, the public-use washroom facilities underwent a comprehensive refurbishment in 2014, ensuring continued functionality and aesthetic appeal.
- While the specific renovations before 2007 remain unknown, the ongoing dedication to property upkeep and enhancement underscores the commitment of the current owners to maintain the property's value and appeal.





Thank you for your interest!

For More Info.

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