

\$2,690,000 - 101 1 Street, Wandering River

MLS® #A2093397

\$2,690,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Wandering River, Wandering River, Alberta

Excellent opportunity to buy a major brand gas station with a liquor store. Highway location, close to Edmonton. Also has a restaurant space with a full kitchen setup which can be easily converted to a franchise option or classic family restaurant. The gas station was very recently converted to a major brand with a brand new canopy, dispensers, fuel lines, fuel controller, and POS system. The roof was just replaced in June of 2021 and new waterproof vinyl flooring was installed this summer of 2021 as well. Potential to increase sales.

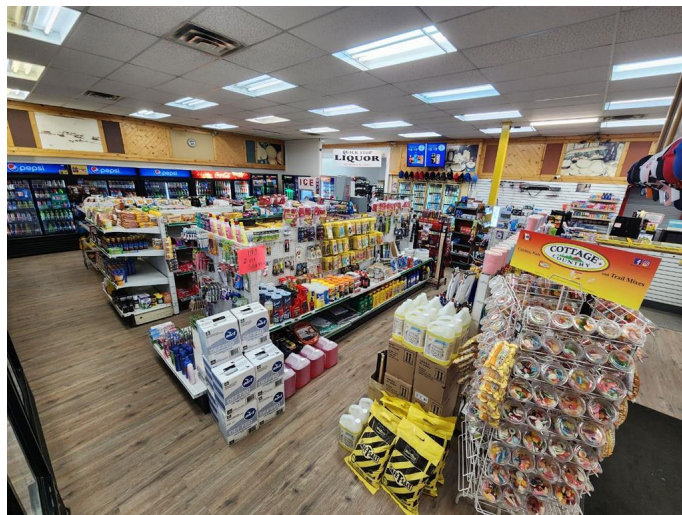
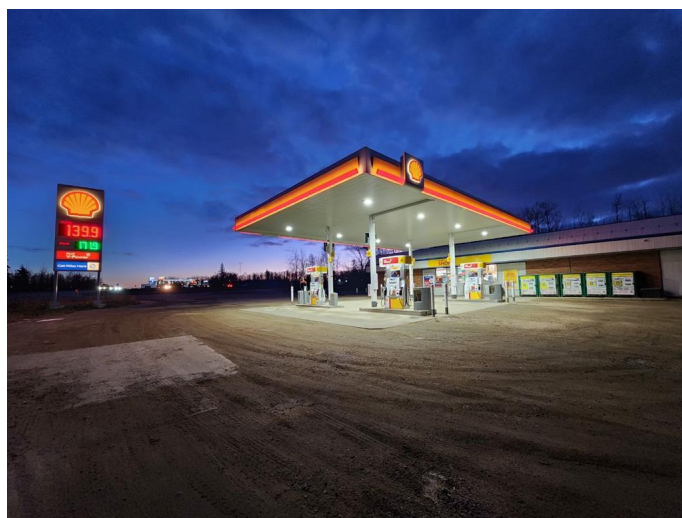
Built in 1988

Essential Information

MLS® #	A2093397
Price	\$2,690,000
Sold Price	\$2,286,000
Bathrooms	0.00
Acres	0.00
Year Built	1988
Type	Commercial
Sub-Type	Business
Status	Sold

Community Information

Address	101 1 Street
Subdivision	Wandering River
City	Wandering River
County	Athabasca County



Province	Alberta
Postal Code	T0A 3M0

Additional Information

Date Listed	November 14th, 2023
Date Sold	October 23rd, 2024
Days on Market	344
Zoning	Commercial
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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