

\$279,000 - 207 Main Avenue W, Sundre

MLS® #A2123636

\$279,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.17 Acres

NONE, Sundre, Alberta

Below the assessed value, this package encompasses the land, building, all equipment, and chattels. Ideal for those seeking a gas station business with property, especially foreign investors eligible under the Rural Entrepreneur Stream (RES) of the Alberta immigration program. This pathway allows Alberta to nominate capable immigrant entrepreneurs keen on launching or acquiring a business in a rural Alberta community. This opportunity presents a well-maintained gas station business with established clientele, offering significant potential. It's an excellent fit for family-oriented buyers. The current tank capacity exceeds 50,000 litres, featuring an above-ground system with three pumps. Strategically situated near Highway 22 & 27 in a bustling town, just 100 km (62 mi) northwest of Calgary, along the Cowboy Trail amidst the picturesque Canadian Rockies foothills. According to the 2016 census, the Town of Sundre boasted a population of 2,729, residing in 1,188 of its 1,256 total private dwellings, reflecting a 4.6% increase from its 2011 population of 2,610. The supplier contract was already finished on May 31, 2024. Time to make a new contract with any suppliers. The property assessment for land and buildings only in 2023 is valued at \$342,000. Don't miss a great opportunity to become a business owner.

Built in 1988



Essential Information

MLS® #	A2123636
Price	\$279,000
Sold Price	\$230,000
Bathrooms	0.00
Acres	0.17
Year Built	1988
Type	Commercial
Sub-Type	Business
Status	Sold

Community Information

Address	207 Main Avenue W
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Additional Information

Date Listed	April 17th, 2024
Date Sold	August 16th, 2024
Days on Market	121
Zoning	C-1
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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