

\$2,400,000 - N/A, Viking

MLS® #A1196803

\$2,400,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0 Acres

N/A, Viking, Alberta

- It is located at the intersection of Highway 14 and Highway # 36, approximately 121 km (75 mi) east of Edmonton.

- 3,716 Square Feet Inclusive of Touchless Car Wash Bay .

- Gas station is deemed to have excellent visibility to traffic travelling southbound along Highway 36 and also has excellent accessibility given the location where the service road begins and given the large site size of 2.69 acres .

- 4 newer style double/quad gas pumps with choice of 3 types of gas and two double diesel pumps under a canopy all with card readers. Also has five gas pumps without card readers that offer marked and unmarked gas and diesel that are in a separate area that provides easy access to trucks pulling tandem axle trailers.

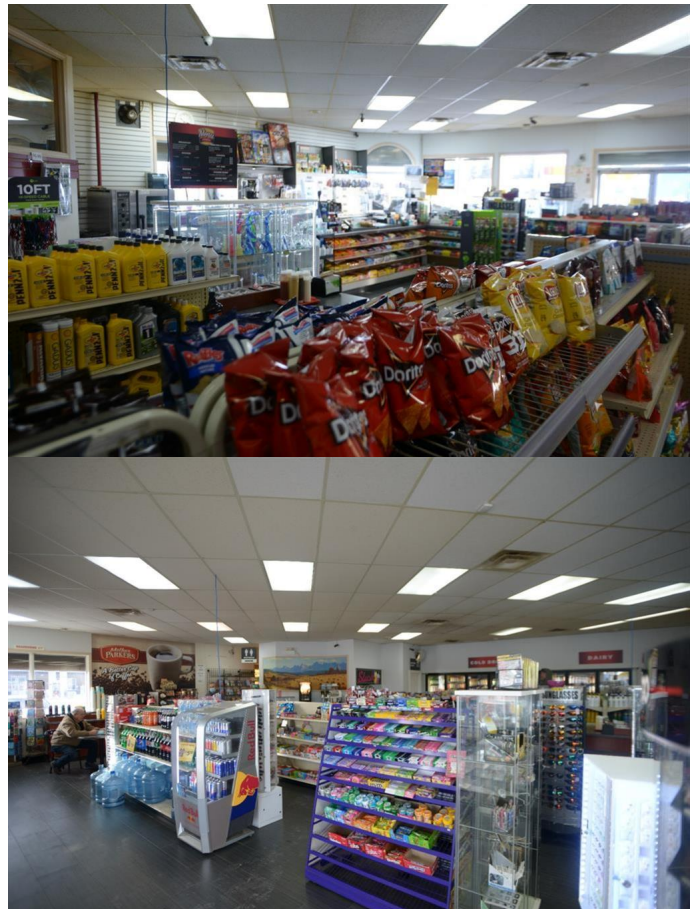
-Gross Margin 2018 : \$626,141, 2019 : \$627,647, 2020 : \$457,793, 2021 : \$571,995

- NOI 2018: \$290,800 , 2020 : \$239,467 ,2021 : \$330,191

- It is at the time when the economy is returning to normal due to the lifting of the COVID 19 restriction and increase of the oil price, so do not miss the great opportunity to buy a good business at a very competitive price.

Built in 2003

Essential Information



MLS® #	A1196803
Price	\$2,400,000
Bathrooms	0.00
Acres	0.00
Year Built	2003
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	N/A
Subdivision	N/A
City	Viking
County	Beaver County
Province	Alberta

Additional Information

Date Listed	March 22nd, 2022
Days on Market	140
Zoning	C2

Listing Details

Listing Office	Courtesy Of MAXWELL CANYON CREEK
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