

\$98,900 - 12 Spruce Drive, Sedgewick

MLS® #A2248690

\$98,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Sedgewick, Sedgewick, Alberta

Constructed in September 2004 and Located 500m off Highway 13 in Sedgewick, Alberta is this 1.4 acres titled, partially fenced, drive thru access fuel station with two approaches It has two 50,000L Horizontal enviro tanks - two compartment (Compartment Capacity: 22,700L (5,000 gal.)) It has 4 Pumps, 4 - Concrete aprons and tank pads, a Steel platforms for top access. An 8â€™™x4â€™™ terminal building and Petro Vend Fuel site controller with Phoenix Software SQL Lite with outdoor commercial payment terminal. The last operating permit was in 2024. Opportunity awaits!

Built in 2004

Essential Information

MLS® #	A2248690
Price	\$98,900
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	12 Spruce Drive
Subdivision	Sedgewick
City	Sedgewick



County	Flagstaff County
Province	Alberta
Postal Code	T0B 4C0

Additional Information

Date Listed	August 15th, 2025
Days on Market	31
Zoning	Light Industrial

Listing Details

Listing Office	Coldwell Banker Battle River Realty
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