

# \$2,490,000 - 614 1st Avenue, Beaverlodge

MLS® #A2148424

**\$2,490,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.95 Acres

NONE, Beaverlodge, Alberta

Gas station, tire shop, auto repair, car wash and convenience store. Located in the bustling Town of Beaverlodge, this turn key operation has many years of service to the town and surrounding area. The main building is nearly 5000 square feet and houses the c-store, tire & auto shop, automated carwash and office and storage. There is a mezzanine for extra storage and staff area. In addition there is a brand new 36' x 72' pole shed for tire storage and another 10' x 20' storage building. The pumps are brand new coinciding with a new Retail Marketing Agreement with Petro-Canada. Talk to your favorite commercial Realtor for more information.

Built in 1996

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2148424    |
| Price      | \$2,490,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.95        |
| Year Built | 1996        |
| Type       | Commercial  |
| Sub-Type   | Business    |
| Status     | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 614 1st Avenue |
| Subdivision | NONE           |



|             |                                 |
|-------------|---------------------------------|
| City        | Beaverlodge                     |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0C0                         |

### Exterior

|              |       |
|--------------|-------|
| Construction | Mixed |
|--------------|-------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | July 12th, 2024    |
| Days on Market | 317                |
| Zoning         | Highway Commercial |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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