

# \$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	284
Zoning	Highway Commercial

### Listing Details

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

Data is supplied by Pillar 9â„¸ MLS® System. Pillar 9â„¸ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.