

4745 49 Street  
Hardisty, Alberta

MLS # A2274792



## \$1,000,000

**Division:** Hardisty  
**Type:** Mixed Use  
**Bus. Type:** Food & Beverage , Gas Station  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 4,720 sq.ft.  
**Zoning:** C2

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Utilities:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.56 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

"COURT-ORDERED SALE" FUEL & SERVICE PROPERTY (LAND & BUILDING): Prime location & visibility on a major arterial road (49 Street/ Highway 881) for exposure to 1,720 vehicles with modern interior and exterior building upgrades. Ability to accommodate complementary tenancies, enhancing revenue potential through diversified lease revenue streams. The interior offers an open convenience store layout with a front checkout area, storage/ janitorial room and a private office. Only 19.35% site coverage, the property provides ample parking and strong future expansion potential.