



FOR SALE | 1.37 SF ACRE SERVICE STATION AND CONVENIENCE STORE

1604 CRANBROOK STREET

CRANBROOK, BC



**CUSHMAN &
WAKEFIELD**

1604 CRANBROOK STREET

CRANBROOK, BC



Opportunity

1604 Cranbrook Street (the "Property") is located on the east side of Highway 95 between Willowbrook Drive and Victoria Avenue North, in Cranbrook, BC. The parcel is fully paved and improved with an approximately 3,860 SF operating service station and convenience store, with a closed restaurant and car wash creating an opportunity to increase revenue. The site has three points of ingress and egress, two located along Highway 95 and one located off a parking lot service road on the south end of the property. The parcel is surrounded by industrial development to the North, and a retail neighbourhood plaza parking lot to the South.

Salient Details

Civic Address:	1532-1604 Cranbrook Street N Cranbrook, BC
Site Size:	1.37 Acres
Legal Description:	A)013-430-726 Lot 1 B)013-430-742 Lot 2 C)013-430-777 Lot 3 D)013-430-793 Lot 4 E)013-430-815 Lot 5 F)013-430-840 Lot 6 East Kootenay Assessment Authority District Lot 24 and 28 Kootenay District Plan 4627
Zoning:	The subject is currently zoned C-2Commercial Zone
Fuel Supply Agreement:	Supply deal with ESSO
Asking Price:	\$2,200,000



FOR MORE INFORMATION, CONTACT:

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