

# \$200,000 - 140 Erickson Drive, Red Deer

MLS® #A2160381

**\$200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Eastview Estates, Red Deer, Alberta

Purchase the business and Lease this GAS STATION & CONVENIENCE STORE location . A complete Fresh Chevron reno including pumps and other equipment happened in summer of 2021. Base rent is \$23.50 per sq ft per year plus additional common area rent estimated at \$13.50 per square foot for 2024 on 2362 sq ft. This works out to a total monthly lease cost of \$7282.83 plus GST and plus utilities. Does not include land or building. Inventory is extra.

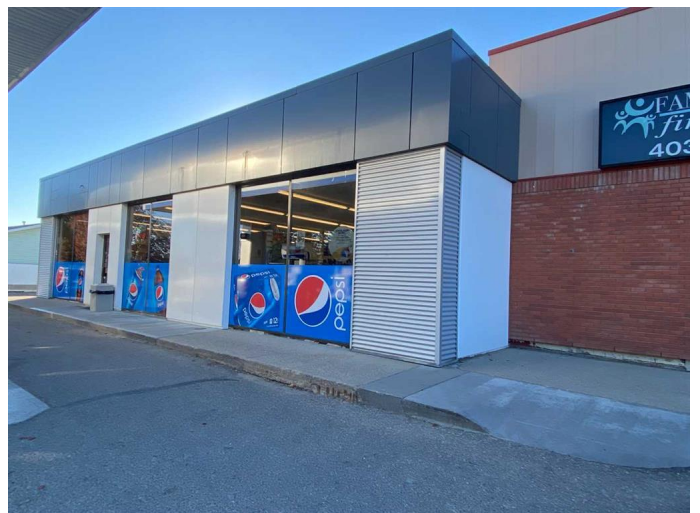
Built in 1985

## Essential Information

MLS® #	A2160381
Price	\$200,000
Bathrooms	0.00
Acres	0.00
Year Built	1985
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	140 Erickson Drive
Subdivision	Eastview Estates
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R2C3



## **Additional Information**

Date Listed August 23rd, 2024  
Days on Market 221  
Zoning C3

## **Listing Details**

Listing Office Royal LePage Network Realty Corp.

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