

# \$875,000 - 4812 Highway Avenue, Swan Hills

MLS® #E4438236

**\$875,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Swan Hills, Swan Hills, AB

Incredible Investment Opportunity! This turnkey property includes a gas station, convenience store, and restaurant—all in one high-traffic location. Generate multiple streams of income with this fully operational business. Well-established and steady cash flow, it's perfect for investors or owner-operators looking to step into a profitable venture. Don't miss your chance to own a high-demand commercial asset with excellent long-term growth potential.

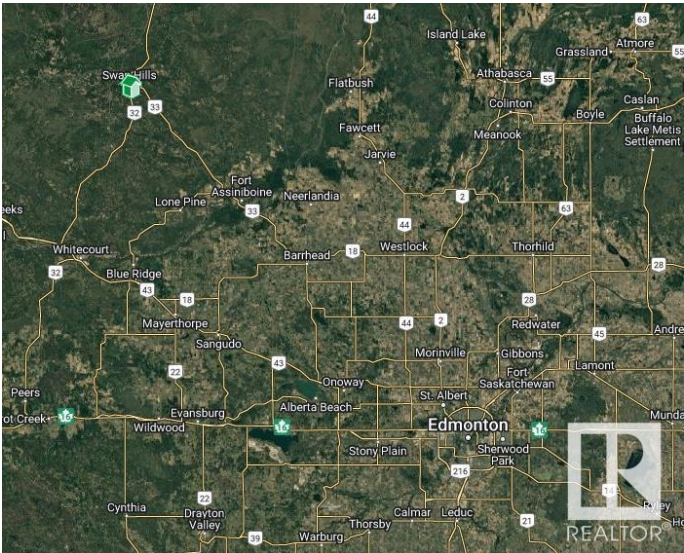
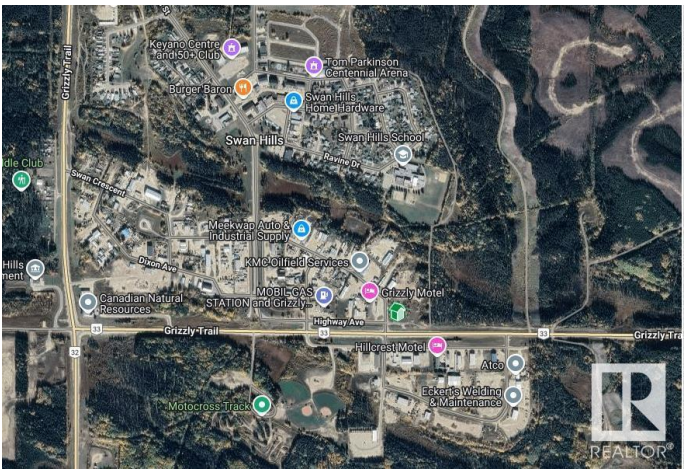
Built in 1960

## Essential Information

|            |                        |
|------------|------------------------|
| MLS® #     | E4438236               |
| Price      | \$875,000              |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1960                   |
| Type       | Business with Property |
| Status     | Active                 |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4812 Highway Avenue |
| Area        | Swan Hills          |
| Subdivision | Swan Hills          |
| City        | Swan Hills          |
| County      | ALBERTA             |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T0G 2C0 |

**Exterior**

|              |                          |
|--------------|--------------------------|
| Exterior     | Block, Brick, Wood Frame |
| Construction | Block, Brick, Wood Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 80             |
| Zoning         | Zone 70        |

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Listing information last updated on August 10th, 2025 at 5:47pm MDT