

# \$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.

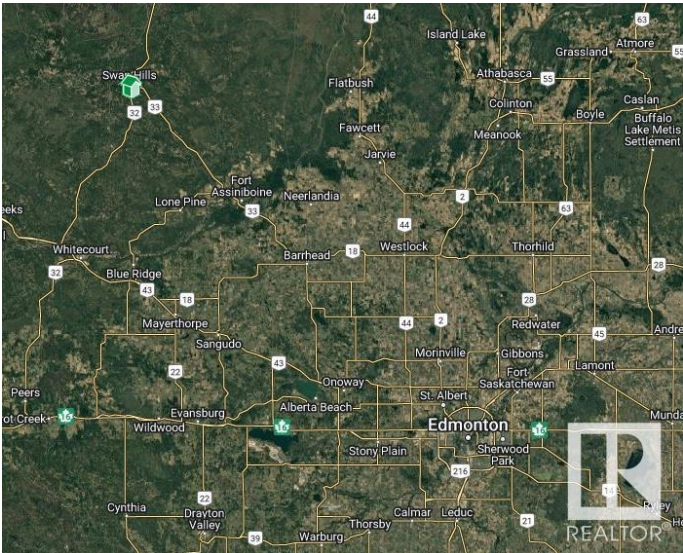
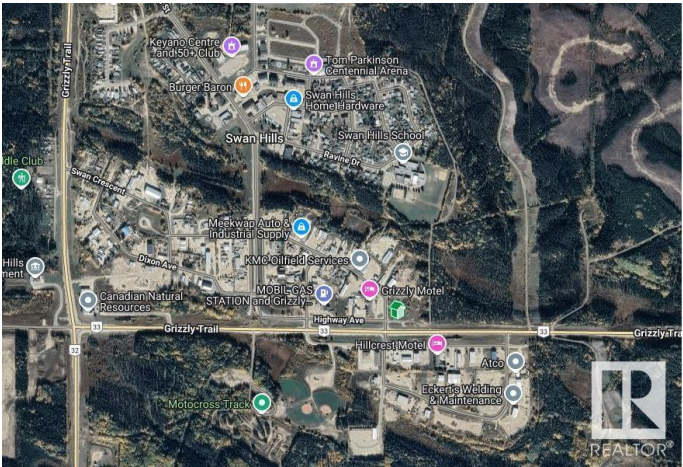
Built in 1960

## 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 94  
Zoning Zone 70

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Listing information last updated on August 24th, 2025 at 1:47am MDT