

# \$299,000 - 1161 2nd Street N, Three Hills

MLS® #A2190871

**\$299,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Three Hills, Alberta

For over 40 years Ron's Gas & Wash has been an institution in Three Hills, Alberta, and now it's time for a new author to help write the next chapter. Currently utilized as a gas station, convenience store and coin operated car wash, Ron's is synonymous with great service and friendly people. This business offers multiple revenue streams beginning with the three bay, coin operated car wash. One bay currently serves as a construction shop, but could be quickly purposed to offer automotive services and maintenance. Fuel sales consist of three pumps and an above ground tank offering both gasoline and diesel. And finally, the retail component of Ron's features the convenience store with added focus on car care items in addition to its fabulous food products and tobacco sales. The lottery station is an added draw and firewood sales have become very popular, especially with the campground just one block away! Zoned Commercial, this location could be adapted for a number of uses in addition to its current ones, according to the Three Hills land use bylaw which can be found on the town website. The lot is oversized and could easily accommodate more components as the back half is only utilized by the fuel tank itself (eg. vehicle or implement sales, storage, etc.). Three hills is a high energy town of over 3000 people and is positioned along a main Alberta travel corridor on Highway 21. With a focus on Agriculture and Oil & Gas. It is a main economic hub in Kneehill County and at



approximately an hour from Red Deer, Olds, Calgary & Drumheller, is ideally situated for travellers to make a fuel stop in. Geared towards family living, Three Hills offers a municipal Library, aquatic centre, spray park and outdoor children's pool, Centennial Place hockey arena, curling rink, campground, golf club, the Kneehill Historical Museum and the Prairie Bible College!

Built in 1981

### **Essential Information**

MLS® #	A2190871
Price	\$299,000
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Business
Status	Active

### **Community Information**

Address	1161 2nd Street N
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

### **Interior**

Heating	Natural Gas
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### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	64
Zoning	Commercial

### **Listing Details**

Listing Office	Alberta Realty Inc.
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