# \$849,900 - 4000 Secondary Road, Calling Lake

MLS® #E4423726

### \$849.900

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

Calling Lake, Calling Lake, AB

Ready to own 6 acres of land with gas station, convenience store and a liquor store? Prime opportunity 2.5 hours north of Edmonton on highway 813. Strong sales with nearby community of Calling Lake, and ongoing oil and gas projects. This site includes accommodation with separate living space, 2 bedrooms, 2 full baths, and kitchen. Great site includes garage and mechanical shop space. In May 2021, new above ground tank, and two new gas pumps. Excellent property with endless potential for future development such as Pizza Store, Restaurant, RV Parks or other business. Calling Lake is a Provincial Park, must see scenic Alberta lake for summer/winter fishing, swimming and boating, and near by camping grounds.



#### **Essential Information**

MLS® # E4423726 Price \$849,900

Bathrooms 0.00 Acres 0.00 Year Built 2006

Type Business with Property

Status Active

# **Community Information**







Address 4000 Secondary Road

Area Calling Lake
Subdivision Calling Lake
City Calling Lake

County ALBERTA

Province AB

Postal Code T0G 0K0

## **Exterior**

Exterior Wood Frame, Mixed Construction Wood Frame, Mixed

## **Additional Information**

Date Listed March 3rd, 2025

Days on Market 229

Zoning Zone 60

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Listing information last updated on October 18th, 2025 at 9:17am MDT