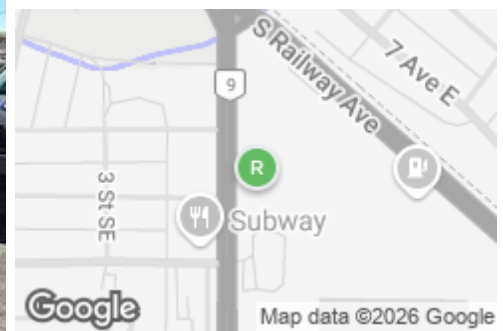


## ESSO Valley Gas Station, Car, Truck Wash a...

Retail: Gas Station For Sale

Prepared on April 29, 2026

900 9 HIGHWAY S DRUMHELLER, ALBERTA T0J 0Y0, Drumheller, AB, T0J 0Y7



### Listing Details | Retail For Sale

Total Available Space	<b>0.94 Acres</b>	Vacant	<b>No</b>
Asking Price	<b>\$3,599,000</b>	Available Date	<b>Now</b>
Listing Price Per SF	<b>\$87.90</b>	Days On Market	<b>13 days</b>
Cap Rate (Actual)	-	Date Listed	<b>4/16/2026</b>
Total Expenses	<b>\$23,896</b>	Last Modified	<b>4/29/2026</b>
Investment	<b>Yes</b>	Listing ID	<b>44718494</b>
Possession	<b>30days/neg</b>	Owner Occupied	<b>Yes</b>
Signage	<b>On Building &amp; Free-Sta...</b>	Parking Spaces	-
Show Instructions	<b>Call broker</b>		

### Description

Esso Valley Car, Truck Wash, Convenience Store and Laundromat - located at 900 Highway 9 South. This multi-service facility is strategically positioned to capture high traffic from both local residents and the significant seasonal tourist population. This is a Share sale. Sellers would prefer (not necessarily though) a package sale with OASIS | Car Wash | Convenience Store Gas Station.

### Property Details

Building Class	-	Floors	<b>1</b>
Property Type	<b>Retail</b>	Year Built/Renovated	-
Sub Type	<b>Gas Station</b>	Primary Construction	-
Zoning	<b>(HWY-C) — HIGHWAY CO...</b>	Occupancy Type	<b>Single Tenant</b>
Building Status	<b>Existing</b>	Parcels	-
Building Size	<b>5,276 SF</b>	Legal Owner	-
Land Size	<b>0.94 Acres / 40,946 SF</b>	Submarket	-
Number of Buildings	<b>1</b>	County	-

### Contact



**Raj Sharma**  
780-431-1900  
rsharma.royalpage@gmail.com

Royal LePage Summit Realty

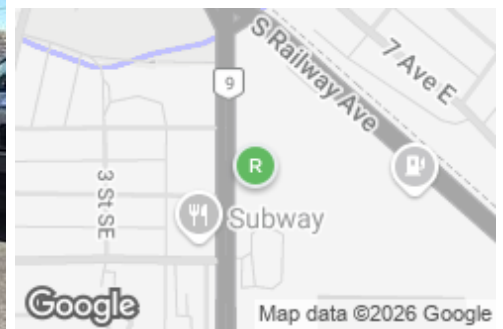
## ESSO Valley Gas Station, Car, Truck Wash a...

Retail: Gas Station For Sale

900 9 HIGHWAY S DRUMHELLER, ALBERTA T0J 0Y0, Drumheller, AB, T0J 0Y7

Prepared on April 29, 2026

1 of 1 Listings



### Listing Details | Retail For Sale

Total Available Space	<b>0.94 Acres</b>
Asking Price	<b>\$3,599,000</b>
Listing Price Per SF	<b>\$87.90</b>
Cap Rate (Actual)	-
Total Expenses	<b>\$23,896</b>
Investment	<b>Yes</b>
Possession	<b>30days/neg</b>
Signage	<b>On Building &amp; Free-Standing</b>
Show Instructions	<b>Call broker</b>
Tax Year	<b>2025</b>

Real Estate Taxes	<b>\$23,896 in 2025</b>
Vacant	<b>No</b>
Available Date	<b>Now</b>
Days On Market	<b>13 days</b>
Date Listed	<b>4/16/2026</b>
Last Modified	<b>4/29/2026</b>
Listing ID	<b>44718494</b>
Owner Occupied	<b>Yes</b>
Parking Spaces	-

### Description

Esso Valley Car, Truck Wash, Convenience Store and Laundromat - located at 900 Highway 9 South. This multi-service facility is strategically positioned to capture high traffic from both local residents and the significant seasonal tourist population. This is a Share sale. Sellers would prefer (not necessarily though) a package sale with OASIS | Car Wash | Convenience Store Gas Station.

### Property Features

#### Location Details

Address	<b>900 9 HIGHWAY S DRUMHELLER, ALB...</b>	Name	<b>910 Ab-9</b>
Zoning	<b>(HWY-C) — HIGHWAY COMMERCIAL DI...</b>		

## Building Details

Sub Type	<b>Gas Station</b>
Building Status	<b>Existing</b>
Building Size	<b>5,276 SF</b>
Land Size	<b>0.94 Acres / 40,946 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>1</b>
Year Built/Renovated	-
Occupancy Type	<b>Single Tenant</b>

Parking Spaces	-
Parking Ratio	-
Owner Occupied	<b>Yes</b>
Electricity	<b>Yes</b>
Water	<b>Yes</b>
Sanitary Sewer	<b>Yes</b>
Natural Gas	<b>Yes</b>

## Property Listings

1 Listing | 40,946.40 SF | \$3,599,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Gas Station, Car Wash, c...	-	0.94 Acre	\$3,599,000	Now

## Additional Photos







Galaxy S24+



Galaxy S24+



Galaxy S24+



Galaxy S24+



Galaxy S24+



Galaxy S24+



Galaxy S24+



Galaxy S24+



Galaxy S24+



Galaxy S24+



**Contact**



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