

## \$3,950,000 - 3201 Hghway 16, Rural Parkland County

MLS® #E4462085

**\$3,950,000**

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

Duffield Downs, Rural Parkland County, AB

Well-located on Prime Highway Gas Station with a separate building for Residential unit (750 SF) Exceptional opportunity to acquire a fully operational branded gas station with convenience store (2,400 SF) on HWY 16. Fuel supply agreement until 2037 with SHELL after major renovation in 2022 for piping, canopy and pumps, etc.



Built in 2005

### Essential Information

MLS® #	E4462085
Price	\$3,950,000
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Business with Property
Status	Active

### Community Information

Address	3201 Hghway 16
Area	Rural Parkland County
Subdivision	Duffield Downs
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0N0

**Exterior**

Exterior	Mixed
Construction	Mixed

**Additional Information**

Date Listed	October 14th, 2025
Days on Market	1
Zoning	Zone 90

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Listing information last updated on October 15th, 2025 at 3:32pm MDT