



Burdeniuk's Service Centre, Ethelbert, R0L 0T0, Manitoba

Gas Bar With Convenience Store
Great opportunity located minutes from Duck Mountain Provincial Park! The service centre is located on approximately 2.61 acres along busy highway #10 N next to the community of Ethelbert and only 45 minutes NW of Dauphin. The property is a busy gas bar, convenience store and recently added "take-out" burger and fries restaurant. It serves as the only service station in its area with the potential to open a dine in restaurant for a great revenue opportunity. Lots of traffic from both Northern and Southern communities, truckers, seasonal campers and snowmobilers. Equipment in Restaurant is negotiable. See attached feature sheet.

MORE INFORMATION



Name **Brent Stykalo**
Phone (204) 572-4475

LAND INFORMATION:

Legal Land : Lot 2 Plan 41142
Desc SW31-29-21W
Lot Size : 2.61 Acres

BUILDING INFORMATION:

Possession : Negotiable
Occupancy : Owner
Heat : Electric
Remodeled on : 2018
Property Tax : 4234.72

CONVENIENCE: