

# NAI Commercial

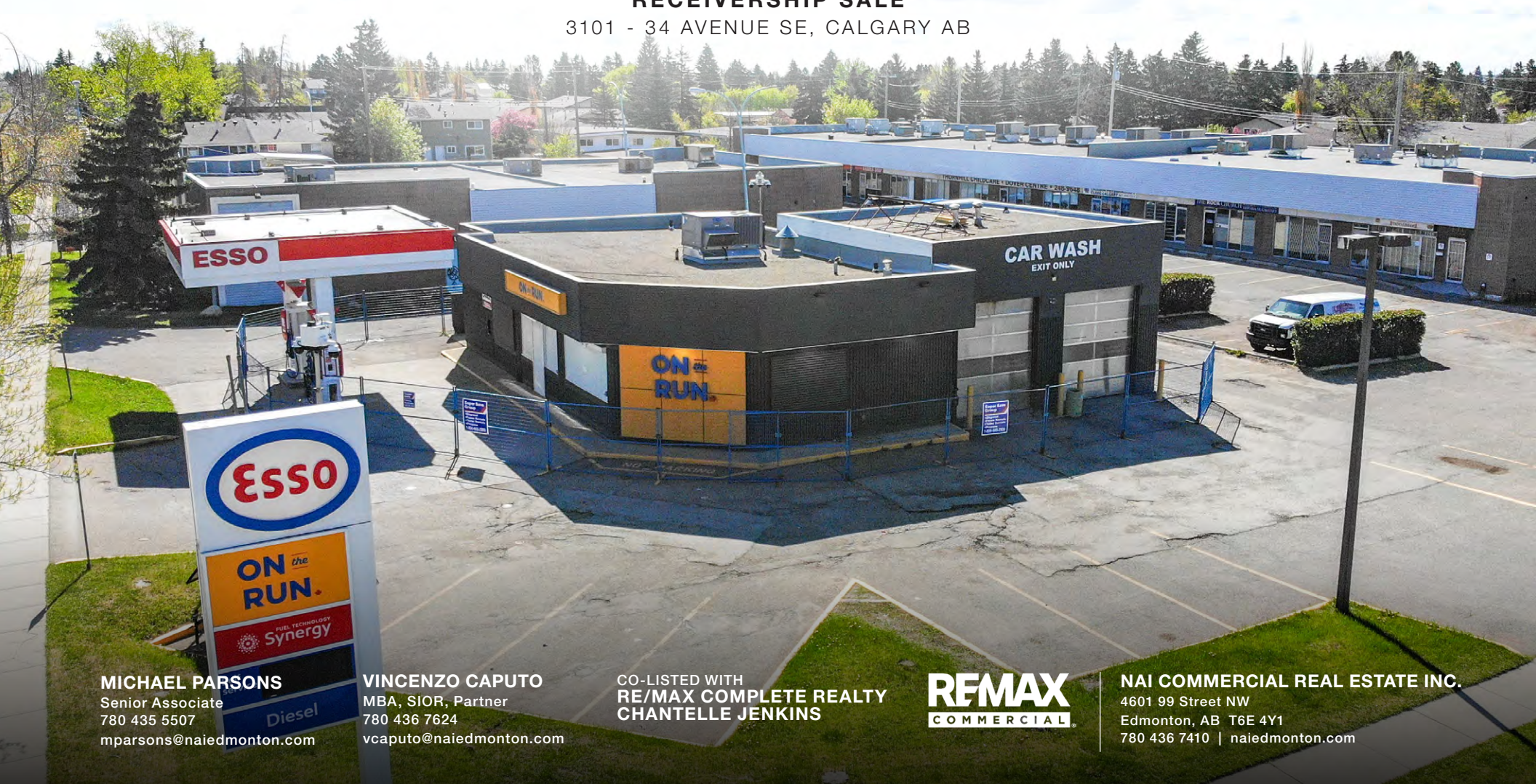
## DOVER GLEN GAS BAR, CONVENIENCE STORE & CAR WASH

BUILDING AND LAND ONLY

### MNP<sup>LTD</sup>

RECEIVERSHIP SALE

3101 - 34 AVENUE SE, CALGARY AB



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CO-LISTED WITH  
**RE/MAX COMPLETE REALTY**  
**CHANTELLE JENKINS**

**REMAX**  
COMMERCIAL

**NAI COMMERCIAL REAL ESTATE INC.**  
4601 99 Street NW  
Edmonton, AB T6E 4Y1  
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## PROPERTY HIGHLIGHTS



Unique opportunity to purchase a multi-service gas station facility including four pump gas bar, convenience store, and two bay car wash

- 2,638 sq. ft.± total building area on a 15,285 sq. ft.± rectangular corner lot



The convenience store offers strong turnkey potential, with select existing operational fixtures and equipment anticipated to form part of the sale



Two bay car wash creates potential for an additional income stream



Exceptional location in the city of Calgary within the heart of the Dover Glen neighborhood, on the Southeast corner of the 34 Avenue SE and 28 Street SE intersection

- Nestled within a mature residential neighborhood and within steps of St. Damien Elementary School



Direct exposure to both directions of traffic along 34 Ave SE and 28 Street SE, with multidirectional access



Ideal for both investors or owner/users seeking to establish their own operation



*The information herein is not warranted by the Lender/Receiver nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.*

## SALES PROCESS

Milestone	Deadline
Sales Process Begins	June 3, 2026
Bid Deadline	To be determined, but no later than July 31, 2026
Notify the successful Qualified Bidder that their Bid was accepted by the Receiver	5 business days following the Bid Deadline
Transaction Approval Application Hearing	As soon as reasonably practical after notifying the successful Qualified Bidder of the acceptance of their Bid
Closing Date Deadline	11 days after Court Approval



**40,301**  
DAYTIME POPULATION



**24,804**  
EMPLOYEES



**\$1.03B**  
CONSUMER SPENDING



**2.4%**  
ANNUAL GROWTH  
2023-2028



**3,000**  
34 AVE SE BETWEEN  
26 ST SE AND 36 ST SE



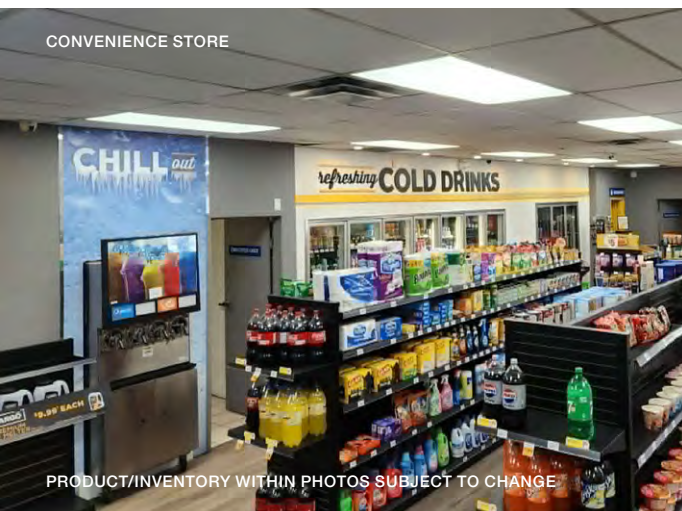
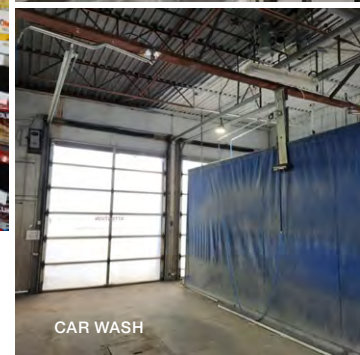
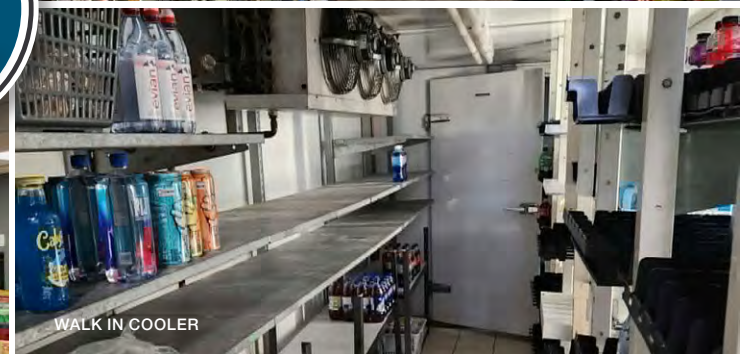
**\$80,245**  
AVERAGE HOUSEHOLD  
INCOME

2026 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



# PROPERTY INFORMATION

MUNICIPAL ADDRESS	3101 34 Avenue SE, Calgary, AB
BUILDING DESCRIPTION/SIZE	Gas bar, convenience store and car wash facility totaling 2,638 sq. ft. net rentable area
SITE AREA	15,285 sq. ft. (0.35 acres)
LEGAL DESCRIPTION	Plan 731422, Block 15, That portion of Lot Thirty (30) which lies to the North of the South Forty Nine and Twenty Six Hundredths (49.26) Meters in perpendicular width and to the West of the East Fifty Nine and Forty One Hundredths (59.41) Meters in perpendicular width
ZONING	C-C1 (Commercial - Community 1)
YEAR BUILT	1998
PROPERTY TAXES	\$33,887.65 (2026)
SALE PRICE	<b>\$1,995,000.00</b>
POSSESSION	Negotiable





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