

## \$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 | 4                  |
| Zoning         | Zone 90            |

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Listing information last updated on October 18th, 2025 at 12:02pm MDT