

## \$849,900 - 4000 Secondary Road, Calling Lake

MLS® #E4423726

**\$849,900**

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

Calling Lake, Calling Lake, AB

Ready to own 6 acres of land with gas station, convenience store and a liquor store? Prime opportunity 2.5 hours north of Edmonton on highway 813. Strong sales with nearby community of Calling Lake, and ongoing oil and gas projects. This site includes accommodation with separate living space, 2 bedrooms, 2 full baths, and kitchen. Great site includes garage and mechanical shop space. In May 2021, new above ground tank, and two new gas pumps. Excellent property with endless potential for future development such as Pizza Store, Restaurant, RV Parks or other business. Calling Lake is a Provincial Park, must see scenic Alberta lake for summer/winter fishing, swimming and boating, and near by camping grounds.

Built in 2006

### Essential Information

MLS® #	E4423726
Price	\$849,900
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Business with Property
Status	Active

### Community Information



Address	4000 Secondary Road
Area	Calling Lake
Subdivision	Calling Lake
City	Calling Lake
County	ALBERTA
Province	AB
Postal Code	T0G 0K0

### **Exterior**

Exterior	Wood Frame, Mixed
Construction	Wood Frame, Mixed

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	155
Zoning	Zone 60

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Listing information last updated on August 5th, 2025 at 10:47am MDT