

# \$2,750,000 - 117 Hickory Road, Williams Lake

MLS® #C8069449

**\$2,750,000**

0 Bedroom, 0.00 Bathroom, 3,652 sqft

Business on 0.59 Acres

N/A, Williams Lake, British Columbia

Rarely available but profitable gas station with a liquor store business with land and building in the Cariboo area, BC. Located 6 hours northeast of Metro Vancouver, just 12 min north of beautiful Williams Lake city (Pop. 11,105) on busy Hwy 97. Canco flagship gas station with 2 dispensers, 8 pump nozzles, regular, mid-grade, premium and diesel, underground double-walled fibreglass 2 x 50K litre tanks (total 100K litres) installed in 2019 and many recent upgrades: new walk-in cooler compressor (\$30K, 2022), new A/C units (\$20K, 2023), new well pump and pressure tanks (\$25K, 2022), new kitchen equipment and coolers set-up (\$110K, 2022 & 2024). new roof side skirt (30K, 2024), Excellent cash flow, easy operation, and great business expansion potential into propane, hot foods, EV charging station, etc. Selling due to family reasons. Gas, liquors, groceries and fried chicken businesses. Financial information will be provided to qualified buyers only! (id:6289)

Built in 1990

## Essential Information

Listings #	C8069449
Price	\$2,750,000
Bathrooms	0.00
Square Footage	3,652
Acres	0.59
Year Built	1990



Type Business

## Community Information

Address 117 Hickory Road  
Subdivision N/A  
City Williams Lake  
Province British Columbia  
Postal Code V2G4Z6

## Listing Details

Listing Office Sutton Group - 1st West Realty



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Listing information last updated on October 15th, 2025 at 4:46pm CDT