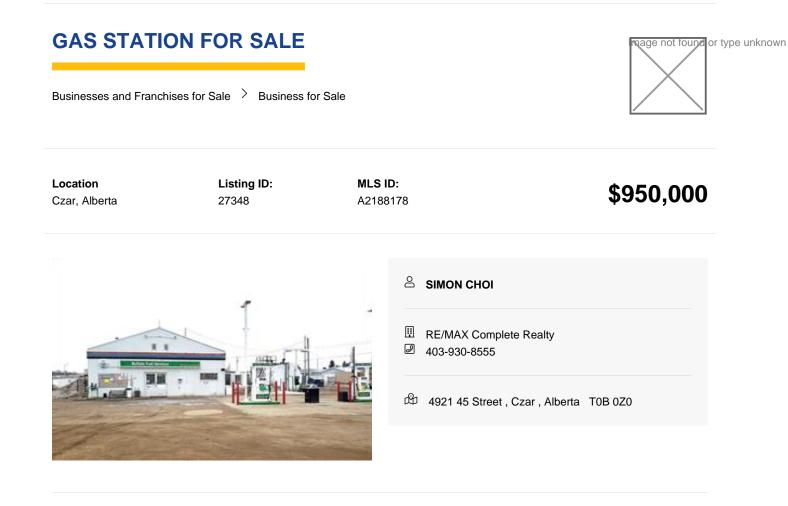


Generated: May 1, 2025, 17:29:17

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Transaction Type	Title	Days On Market
For Sale	Fee Simple	104
Business Type	Zoning	Subdivision
Gas Station	C1	NONE
Nearest Town	Year Built	Structure Type
Czar	1985	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	8322178
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
2200.00	204.38	29620
Lot Size (Acres) 0.68	Access to Property Accessible to Major Traffic Route,Direct Access,Major Shopping Nearby,On Major Traffic Route,See Remarks	Inclusions The Seller will provide the chattel & equipment list.
Restrictions Utility Right Of Way	Reports Other Documents	

Prime opportunity to own a thriving franchised gas station with property situated conveniently by Highway #41 and near Highway #13, this property offers excellent visibility and accessibility, with proximity to major routes—just 4 hours from Calgary and 2.5 hours from Edmonton. Revenue Breakdown: Gas: 50% Grocery: 24-28% Cigarettes: 15% Lottery: 5-7% Fuel Infrastructure: Above-ground tanks: Regular: 40,000L Diesel: 10,000L Annual gas sales volume: Regular: 510,000L Diesel: 50,000L Franchise Contract: Secure agreement until May 2029. Reliable fuel and convenience revenue streams supported by local and through traffic. This turn-key investment is ideal for entrepreneurs or investors looking to manage a profitable operation in a prime Alberta location.

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