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GAS STATION FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Czar, Alberta


Listing ID:
27348

MLS ID:
A2188178

\$950,000



 **SIMON CHOI**

 RE/MAX Complete Realty
 403-930-8555

 4921 45 Street , Czar , Alberta T0B 0Z0

Transaction Type For Sale	Title Fee Simple	Days On Market 104
Business Type Gas Station	Zoning C1	Subdivision NONE
Nearest Town Czar	Year Built 1985	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Legal Plan 8322178
Building Area (Sq. Ft.) 2200.00	Building Area (Sq. M.) 204.38	Lot Size (Sq. Ft.) 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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