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## GAS STATION ,LIQUOR STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Rocky Mountain House, Alberta



**Listing ID:**  
30082


**MLS ID:**  
A2209062

**\$850,000**



 **SIMON CHOI**

 RE/MAX Complete Realty  
 403-930-8555

 123 Shell Gas & Liquor Street , Rocky Mountain House , Alberta T4T0A5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 57	<b>Lease Amount</b> 17975.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2017	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 3525.00	<b>Building Area (Sq. M.)</b> 327.48
<b>Inclusions</b> The chattel and equipment list will be defined.	<b>Restrictions</b> None Known	<b>Reports</b> None

BUSINESS ONLY. The address is not real one as per the seller's request. Introducing an exceptional investment opportunity with the Gas Station & Liquor Store, perfectly positioned near the bustling intersection of Hwy #11 and Hwy #40. The business features a state-of-the-art Shell gas station and a charming liquor store, drawing a steady stream of campers, hunters, and travelers attracted by the nearby Rocky Mountains. Generating a robust annual revenue of \$4,494,000 (Gas Station : \$4,033,000, Liquor : \$461,000) and boasting approximately \$350,000 in seller's discretionary earnings, this dual asset spans 3,525 sq. ft., with the gas station occupying 3,025 sq. ft. and the liquor store 500 sq. ft. The lease is secured until August 2026 (with an option to renew) at a competitive monthly rate of \$17,975, covering base rent, additional rent, and utilities. A lucrative Shell contract extends until July 2032, paired with a healthy gas margin of 8–10 cents per liter, making this property a highly attractive venture, conveniently located just three hours from both Calgary and Edmonton.

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