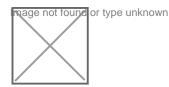


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

GAS STATION, LIQUOR STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Rocky Mountain House, Alberta

Listing ID:

30082 A2209062

MLS ID:

\$850,000



△ SIMON CHOI

RE/MAX Complete Realty

403-930-8555

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

Transaction Type

For Lease

Days On Market

Lease Amount

57

17975.00

Lease Frequency

Monthly

Subdivision NONE

Building Type Commercial Mix

Year Built 2017

Structure Type Mixed Use

Property Type Commercial

Property Sub Type

Building Area (Sq. Ft.)

Mixed Use

Building Area (Sq. M.)

3525.00

327.48

Inclusions

The chattel and equipment list will be defined.

Restrictions None Known

Reports 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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