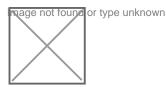


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ACCOUNTING FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationSylvan Lake, Alberta

Listing ID: 30398

MLS ID: A2216987

\$2,095,000



[△] FAHEEM KHAN

2 (403) 966-6072

■ DreamHouse Realty Ltd.

403-966-6072

🖄 Sylvan Lake , Alberta

Transaction Type

For Sale

Title

Days On Market

71

Business Type

Accounting

Zoning

Fee Simple

Year Built

Highway Commercial

2005

Structure Type

Low Rise (2-4 stories)

Property Type Property Sub Type Commercial

Business

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Inclusions

4000.00

371.61

none

Restrictions None Known Reports

Audited Financial Statements

Exceptional investment opportunity in one of Alberta's most picturesque and rapidly growing communities! This high-performing gas station is ideally located along a major thoroughfare in Sylvan Lake, just steps from the scenic lakeshore in a tourism mecca known for its year-round recreational appeal. With annual sales of \$3 million and 1.4 million litres in fuel volume, this business delivers strong, consistent returns. The property features modern, high-efficiency fuel pumps, an impressive in-house retail operation, and a state-of-the-art car wash that draws steady traffic from both locals and visitors. Set in a beautiful lakeside town with vibrant tourism and increasing development, this location enjoys high visibility, strong brand presence, and repeat clientele. Land and property values in the area have risen by 25%, positioning this as a sound long-term investment. Whether you're an investor or an owneroperator, this is a rare opportunity to acquire a thriving, turnkey operation in a premium Alberta destination.

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