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3001 19 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
31220


MLS ID:
A2236817

\$799,000



 **SUKH BRAR**
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 Royal LePage METRO
 403-400-0000

 3001 19 Street NE, Calgary , Alberta T2E 7B2

Transaction Type	Days On Market	Lease Amount
For Lease	62	3000.00
Lease Frequency	Subdivision	Year Built
Monthly	McCall	1985
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Retail
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
1180.00	109.62	N/A
Restrictions	Reports	
None Known	Leases	

Rare opportunity to acquire a profitable Centex gas station business (property not included) in a well-established commercial/industrial corridor of northeast Calgary. Ideally located, this turn-key operation offers excellent exposure, easy access to Deerfoot Trail and 32 Ave NE, and strong surrounding commercial traffic. The business includes gasoline (regular, premium, mid grade), diesel, propane, and a high-margin convenience store, which was renovated in 2022. Above-ground tanks and propane service were also added in 2022, expanding fuel offerings and operational efficiency. An Air Serve station and vacuum are also on-site, providing additional revenue streams. The current base rent is only \$3,000/month, which is exceptionally low for a gas station in Calgary. Even when factoring in property taxes and utilities, the total gross lease monthly remains under \$6,000. The lease has approximately 6 years remaining, with two additional 5-year renewal options, offering long-term operational stability and excellent value. Great potential in a high-demand area with a reliable brand and solid local customer base.

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