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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**  
For Lease

**Subdivision**  
McCall

**Year Built**  
1985

**Structure Type**  
Mixed Use

**Property Type**  
Commercial

**Property Sub Type**  
Retail

**Building Area (Sq. Ft.)**  
1180.00

**Building Area (Sq. M.)**  
109.62

**Inclusions**  
N/A

**Restrictions**  
None Known

**Reports**  
Leases

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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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