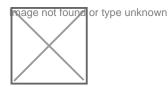


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

(403) 472-7200

■ Royal LePage METRO

403-400-0000

3001 19 Street NE, Calgary, Alberta T2E 7B2

**Transaction Type** 

For Lease

**Subdivision** 

McCall

**Structure Type** 

Mixed Use

**Property Type** Commercial

1985

Building Area (Sq. Ft.)

109.62

Retail

**Property Sub Type** 

**Year Built** 

Building Area (Sq. M.)

**Inclusions** 

1180.00

Reports

N/A

Restrictions 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 onsite, 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.