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## GAS STATION FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Czar, Alberta



**Listing ID:**  
32272

**MLS ID:**  
A2260048

**\$950,000**



 **SIMON CHOI**

 RE/MAX Complete Realty  
 403-930-8555

 4921 45 Street , Czar , Alberta T0B 0Z0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 105
<b>Business Type</b> Gas Station	<b>Zoning</b> C1	<b>Subdivision</b> NONE
<b>Nearest Town</b> Czar	<b>Year Built</b> 1985	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 8322178
<b>Building Area (Sq. Ft.)</b> 2200.00	<b>Building Area (Sq. M.)</b> 204.38	<b>Lot Size (Sq. Ft.)</b> 29620
<b>Lot Size (Acres)</b> 0.68	<b>Inclusions</b> The Seller will provide the chattel & equipment list.	<b>Restrictions</b> None Known
<b>Reports</b> Title		

Prime opportunity to own a thriving franchised gas station with property situated conveniently by Highway #41 and near Highway #13, this property offers excellent visibility and accessibility, with proximity to major routes—just 4 hours from Calgary and 2.5 hours from Edmonton. Revenue Breakdown: Gas: 50% Grocery: 24-28% Cigarettes: 15% Lottery: 5-7% Fuel Infrastructure: Above ground tanks: Regular: 40,000L Diesel: 10,000L Annual gas sales volume: Regular: 510,000L Diesel: 50,000L Franchise Contract: Secure agreement until May 2029. Reliable fuel and convenience revenue streams supported by local and through traffic. This turn-key investment is ideal for entrepreneurs or investors looking to manage a profitable operation in a prime Alberta location.

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