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

#### Reports

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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