

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.

GAS STATION FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location Czar, Alberta Listing ID:

MLS ID: 32272 A2260048

\$950,000



△ SIMON CHOI

RE/MAX Complete Realty

403-930-8555

4921 45 Street , Czar , Alberta T0B 0Z0

Transaction Type

For Sale

Business Type

Gas Station

Nearest Town

Czar

Property Type Commercial

Building Area (Sq. Ft.)

2200.00

Lot Size (Acres)

0.68

Reports Title Title

Fee Simple

Zoning C1

Year Built 1985

Retail

Building Area (Sq. M.)

Property Sub Type

204.38

Inclusions

The Seller will provide the chattel &

equipment list.

Days On Market

41

Subdivision

NONE

Structure Type

Retail

Legal Plan

8322178

Lot Size (Sq. Ft.)

29620

Restrictions

None Known

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.

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.