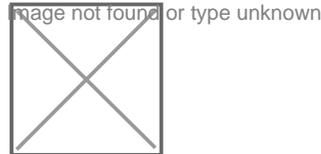


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CONVENIENCE STORE, FAST FOOD, GAS STATION FOR SALE



Businesses and Franchises for Sale > Business for Sale

Location

Ponoka, Alberta

Listing ID:

32886

MLS ID:

A2271005

\$1,250,000



 **KAMAL JAIN**
 (403) 891-8574

 Real Estate Professionals Inc.
 403-547-4102

 0002 2A Highway , Ponoka , Alberta T4J 1M1

Transaction Type For Sale	Title Fee Simple	Days On Market 122
Business Name Tempo Gas station	Business Type Convenience Store, Fast Food, Gas Station	Zoning 7-08-LU
Subdivision Central Ponoka	Building Type Commercial Mix, Free-Standing, Mixed Use	Year Built 1980
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Legal Plan 9022455	Building Area (Sq. Ft.) 2291.00	Building Area (Sq. M.) 212.84
Lot Size (Sq. Ft.) 22890	Lot Size (Acres) 0.53	Construction Type Concrete, Stucco, Wood Frame
Lot Features Corner Lot	Commercial Amenities Cooler(s), Exhaust Fan(s), Kitchen	Access to Property Accessible to Major Traffic Route, Direct Access, Lane
Inclusions List of equipment	Restrictions None Known	Reports Chattel/Equipment, Contracts, Environmental Phase 1, RPR with Compliance, Title, Unaudited Financial Stmtns

Trusted & Established Franchise Gas Station & Convenience Store — \$1,250,000 (Includes Land & Building) & Running Business, equipment Located on busy Highway 2A in Alberta, just 2 hours from Calgary and 1 hour from Edmonton, this high-performing gas station and convenience store is back on the market after the previous buyer's financing fell through — giving you another chance to secure this incredible opportunity. This is a turnkey, profitable business with solid financials and strong cash flow, ideal for both investors and owner-operators looking to step into a well-established operation. Over \$1M in annual sales Includes a popular fried chicken franchise — at no extra cost Equipped with new, modern gas pumps Multiple income streams: fuel, store, and food sales No lease — you own the land and building outright Huge growth potential — add a car wash or QSR to increase profitability This well-known business benefits from consistent local and highway traffic, delivering six-figure income with room to grow. Full training provided | Motivated seller ready for a smooth transition and quick sale

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