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## FOOD & BEVERAGE ,GAS STATION FOR SALE



Businesses and Franchises for Sale > Business for Sale



**Location**  
Sedgewick, Alberta



**Listing ID:**  
33902

**MLS ID:**  
A2284211

**\$799,000**



 **SIMON CHOI**  
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 403-930-8555

 5002 48 , Sedgewick , Alberta T0B 4C0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 126	<b>Business Type</b> Food & Beverage ,Gas Station
<b>Zoning</b> Commercial	<b>Subdivision</b> Sedgewick	<b>Building Type</b> Free-Standing
<b>Year Built</b> 1972	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 9023092	<b>Building Area (Sq. Ft.)</b> 5556.00
<b>Building Area (Sq. M.)</b> 516.16	<b>Construction Type</b> Concrete,Wood Frame	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> Please see the equipment list in the supplement.
<b>Restrictions</b> None Known	<b>Reports</b> Chattel/Equipment,Title	

Well-established convenience store and gas bar located along Highway 13 in East Central Alberta, approximately two hours from Edmonton. The business generates approximately \$1,326,000 in annual revenue (excluding lotto) and \$347,000 in gross income, with a balanced revenue mix of 55% fuel sales and 45% convenience store sales, providing stable and diversified income. The property has undergone recent renovations totaling approximately \$300,000, minimizing near-term capital requirements. It features a fully equipped commercial kitchen with no usage restrictions, offering excellent flexibility and strong potential for food service expansion. Additional highlights include above-ground fuel tanks and a long-term fuel supply contract with DOMO extending to 2034, ensuring operational stability. The property sits on a large lot with future expansion potential and includes owner's living quarters as well as a separate manager's suite. The business does not currently sell lottery, but adding it could help increase revenue. Chattels include all essential operating equipment. Please do not approach staff. All inquiries must be directed to the listing agent.

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