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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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Transaction Type For Sale	Days On Market 66	Business Type Food & Beverage ,Gas Station
Zoning Commercial	Subdivision Sedgewick	Building Type Free-Standing
Year Built 1972	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 9023092	Building Area (Sq. Ft.) 5556.00
Building Area (Sq. M.) 516.16	Construction Type Concrete,Wood Frame	Roof Metal
Foundation Poured Concrete	Heating Forced Air,Natural Gas	Inclusions Please see the equipment list in the supplement.
Restrictions None Known	Reports 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 mix of 55% fuel and 45% store sales. The property has recently undergone renovations totaling approximately \$224,000 and features a full commercial kitchen with no usage restrictions, providing excellent flexibility for food service expansion. Features include a full commercial kitchen with no usage restrictions, offering strong potential for food service expansion. Above-ground fuel tanks and a long-term fuel supply contract with DOMO until 2034 provide operational stability. The property sits on a large lot with expansion potential and includes owner's living quarters and a separate manager's suite. Chattels include a tractor, cargo van, pickup truck, and operating equipment. Do not approach staff. All inquiries through listing agent.

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