

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.

## FOOD & BEVERAGE ,GAS STATION FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Sedgewick, Alberta


**Listing ID:**  
33902

**MLS ID:**  
A2284211

**\$945,000**



 **SIMON CHOI**

 RE/MAX Complete Realty  
 403-930-8555

 5002 48 , Sedgewick , Alberta T0B 4C0

Busy and well-established convenience store and gas bar located in East Central Alberta, approximately two hours from Edmonton and situated along Highway 13. This centrally located business serves as a community hub, offering fuel and propane sales, snacks, take-out pizza, and a wide range of convenience items. Gross income is approximately \$347,000, with revenue well balanced at 55% from gas sales and 45% from the convenience store. 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. The site includes above-ground fuel tanks and is secured under a long-term fuel supply contract with DOMO until 2034. Situated on a large lot with a substantial building, the property offers strong potential for future expansion or additional rental income. Owner's living quarters are included, along with a separate manager's suite—ideal for an owner-operator or family-run business. Chattels included in the sale consist of one tractor, one cargo van, one pickup truck, and general operating equipment. A solid turnkey opportunity for an entrepreneurial family or investor seeking a stable, community-focused business with room to grow. Please do not approach staff. All inquiries and showings must be arranged through the listing agent.

**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.