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GAS STATION ,LIQUOR STORE FOR LEASE



Commercial Real Estate > Commercial Property for Lease


Location
Rocky Mountain House, Alberta



Listing ID:
34762


MLS ID:
A2209062

\$850,000



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 403-930-8555

 123 Shell Gas & Liquor Street , Rocky Mountain House , Alberta T4T0A5

Transaction Type For Lease	Days On Market 400	Lease Amount 17975.00
Lease Frequency Monthly	Subdivision NONE	Building Type Commercial Mix
Year Built 2017	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Building Area (Sq. Ft.) 3525.00	Building Area (Sq. M.) 327.48
Inclusions The chattel and equipment list will be defined.	Restrictions None Known	Reports None

BUSINESS ONLY. The address is not real one as per the seller's request. Introducing an exceptional investment opportunity with the Gas Station & Liquor Store, perfectly positioned near the bustling intersection of Hwy #11 and Hwy #40. The business features a state-of-the-art Shell gas station and a charming liquor store, drawing a steady stream of campers, hunters, and travelers attracted by the nearby Rocky Mountains. Generating a robust annual revenue of \$4,494,000 (Gas Station : \$4,033,000, Liquor : \$461,000) and boasting approximately \$350,000 in seller's discretionary earnings, this dual asset spans 3,525 sq. ft., with the gas station occupying 3,025 sq. ft. and the liquor store 500 sq. ft. The lease is secured until August 2026 (with an option to renew) at a competitive monthly rate of \$17,975, covering base rent, additional rent, and utilities. A lucrative Shell contract extends until July 2032, paired with a healthy gas margin of 8–10 cents per liter, making this property a highly attractive venture, conveniently located just three hours from both Calgary and Edmonton.

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