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A RARE OPPORTUNITY TO OWN A WELL-ESTABLISHED AND THRIVING CONVENIENCE STORE COMBINED WITH A GAS...



Commercial Real Estate > Commercial Property for Lease


Location
Carseland, Alberta



Listing ID:
35036

MLS ID:
A2305533

\$349,900



 **KRISHAN GOLL**
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 Carseland , Alberta

Transaction Type For Lease	Days On Market 1	Lease Amount 3500.00
Lease Frequency Monthly	Year Built 1999	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 1300.00
Building Area (Sq. M.) 120.77	Inclusions None	Restrictions None Known
Reports None		

A rare opportunity to own a well-established and thriving convenience store combined with a gas station, offering multiple strong revenue streams and consistent customer demand. This profitable business serves both local clientele and steady passing traffic, benefiting from excellent visibility and a loyal customer base. The operation includes fuel sales along with the only car wash in the area, creating a significant competitive advantage and repeat business. The fully stocked convenience store offers everyday essentials, snacks, beverages, lottery, and tobacco products, catering to a wide range of customer needs. Additional income is generated through propane sales, while a small in-store kitchen provides excellent potential to expand into hot food, coffee, and grab-and-go offerings. With stable operations, minimal competition, and room for growth, this turnkey business is ideal for an owner-operator or investor seeking a reliable and profitable venture.

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