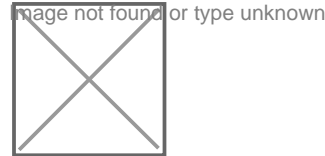


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 100, 6701 53 HIGHWAY FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Ponoka, Alberta



**Listing ID:**  
35296


**MLS ID:**  
A2311788

**\$899,000**



 **RIZWAN SYED**  
 (403) 783-0898

 Century 21 Gillany Realty  
 403-785-4804

 100, 6701 53 Highway , Ponoka , Alberta T4J 1K3

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Lease Amount</b> 7500.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Renewal Option	<b>Lease Term Remaining</b> 11
<b>Sub Lease</b> 1	<b>Zoning</b> C2	<b>Subdivision</b> Froman Industrial Park
<b>Building Type</b> Commercial Mix	<b>Year Built</b> 2016	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 2221065
<b>Building Area (Sq. Ft.)</b> 2784.00	<b>Building Area (Sq. M.)</b> 258.64	<b>Construction Type</b> Concrete,Wood Frame
<b>Roof</b> Flat Torch Membrane	<b>Foundation</b> Poured Concrete	<b>Electric</b> 150 Amp Service,220 Volts
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> As is as per Listing & assets List & as per photos. TBD Asper photos,
<b>Restrictions</b> None Known	<b>Reports</b> None	

This is an Opportunity to own a Running business in the heart of Central Alberta. Petro Canada Gas station conveniently located in the Town of Ponoka on Highway 53. The convenience store offers multiple variations of coolers and freezers, slurpee machine, Freal machine, roller grill, POS System, ATM, and shelving. It also is equipped with a Walk in Cooler 8 Doors. The place is equipped with CCTV. Roughly 2.6 Million litres of sale annually. The lease amount is \$7,500 including NNN cost. for both the Gas Station & Convenience store both up for renewal on May 1st 2027. The convenience store & the Gas station are fully stalked & inventory is negotiable. Total establishment cost was Approx. \$700,000 in 2017 .for the Convenance store including all equipment.

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