

\$950,000 - 4921 45 Street, Czar

MLS® #A2188178

\$950,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.68 Acres

NONE, Czar, Alberta

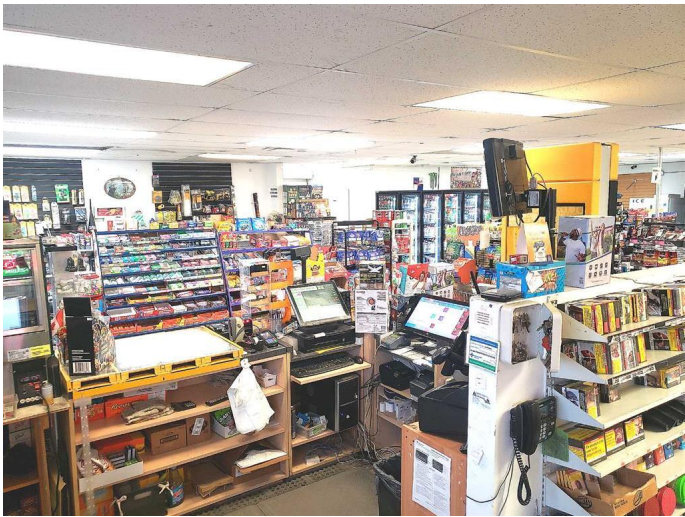
Prime opportunity to own a thriving franchised gas station with property situated conveniently by Highway #41 and near Highway #13, this property offers excellent visibility and accessibility, with proximity to major routes—just 4 hours from Calgary and 2.5 hours from Edmonton. Revenue Breakdown: Gas: 50% Grocery: 24-28% Cigarettes: 15% Lottery: 5-7% Fuel Infrastructure: Above-ground tanks: Regular: 40,000L Diesel: 10,000L Annual gas sales volume: Regular: 510,000L Diesel: 50,000L Franchise Contract: Secure agreement until May 2029. Reliable fuel and convenience revenue streams supported by local and through traffic. This turn-key investment is ideal for entrepreneurs or investors looking to manage a profitable operation in a prime Alberta location.

Built in 1985

Essential Information

| | |
|------------|------------|
| MLS® # | A2188178 |
| Price | \$950,000 |
| Bathrooms | 0.00 |
| Acres | 0.68 |
| Year Built | 1985 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information



| | |
|-------------|-------------------------|
| Address | 4921 45 Street |
| Subdivision | NONE |
| City | Czar |
| County | Provost No. 52, M.D. of |
| Province | Alberta |
| Postal Code | T0B 0Z0 |

Amenities

| | |
|----------------|----|
| Parking Spaces | 20 |
|----------------|----|

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 16th, 2025 |
| Days on Market | 127 |
| Zoning | C1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.