

780-832-5880

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MLS # A2271005

Ponoka, Alberta

Heating:

Floors:

Roof:

Exterior:

Water:

Sewer:

Inclusions:



Concrete, Stucco, Wood Frame

List of equipment

\$1,250,000

Ponoka Retail

Division:

Type:

Bus. Type: Convenience Store, Fast Food, Gas Station Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 2,291 sq.ft. Zoning: 7-08-LU Addl. Cost: **Based on Year: Utilities:** Parking: 0.53 Acre Lot Size: Lot Feat: Corner Lot

Trusted & Established Franchise Gas Station & Convenience Store — \$1,250,000 (Includes Land & Building)& Running Business, equipment Located on busy Highway 2A in Alberta, just 2 hours from Calgary and 1 hour from Edmonton, this high-performing gas station and convenience store is back on the market after the previous buyer's financing fell through — giving you another chance to secure this incredible opportunity. This is a turnkey, profitable business with solid financials and strong cash flow, ideal for both investors and owner-operators looking to step into a well-established operation. Over \$1M in annual sales Includes a popular fried chicken franchise — at no extra cost Equipped with new, modern gas pumps Multiple income streams: fuel, store, and food sales No lease — you own the land and building outright Huge growth potential — add a car wash or QSR to increase profitability This well-known business benefits from consistent local and highway traffic, delivering six-figure income with room to grow. Full training provided | Motivated seller ready for a smooth transition and quick sale