

0002 2A Highway  
Ponoka, Alberta

MLS # A2271005

**\$1,250,000**



**Division:** Central Ponoka

**Type:** Retail

**Bus. Type:** Convenience Store, Fast Food, Gas Station

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** Tempo Gas station

**Size:** 2,291 sq.ft.

**Zoning:** 7-08-LU

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Concrete, Stucco, Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 0.53 Acre

**Sewer:** -

**Lot Feat:** Corner Lot

**Inclusions:** List of equipment

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