

**123 Shell Gas & Liquor Street  
Rocky Mountain House, Alberta**

**MLS # A2209062**

**\$850,000**



**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** Gas Station ,Liquor Store

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,525 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** The chattel and equipment list will be defined.

**BUSINESS ONLY.** The address is not real one as per the seller's request. Introducing an exceptional investment opportunity with the Gas Station & Liquor Store, perfectly positioned near the bustling intersection of Hwy #11 and Hwy #40. The business features a state-of-the-art Shell gas station and a charming liquor store, drawing a steady stream of campers, hunters, and travelers attracted by the nearby Rocky Mountains. Generating a robust annual revenue of \$4,494,000 (Gas Station : \$4,033,000, Liquor : \$461,000) and boasting approximately \$350,000 in seller's discretionary earnings, this dual asset spans 3,525 sq. ft., with the gas station occupying 3,025 sq. ft. and the liquor store 500 sq. ft. The lease is secured until August 2026 (with an option to renew) at a competitive monthly rate of \$17,975, covering base rent, additional rent, and utilities. A lucrative Shell contract extends until July 2032, paired with a healthy gas margin of 8&ndash;10 cents per liter, making this property a highly attractive venture, conveniently located just three hours from both Calgary and Edmonton.