



GRASSROOTS
REALTY GROUP

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MLS # A2216987

Sylvan Lake, Alberta



\$2,095,000

Division: Sylvan Lake

Type: Business

Bus. Type: Accounting

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,000 sq.ft.

Zoning: Highway Commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Exceptional investment opportunity in one of Alberta's most picturesque and rapidly growing communities! This high-performing gas station is ideally located along a major thoroughfare in Sylvan Lake, just steps from the scenic lakeshore in a tourism mecca known for its year-round recreational appeal. With annual sales of \$3 million and 1.4 million litres in fuel volume, this business delivers strong, consistent returns. The property features modern, high-efficiency fuel pumps, an impressive in-house retail operation, and a state-of-the-art car wash that draws steady traffic from both locals and visitors. Set in a beautiful lakeside town with vibrant tourism and increasing development, this location enjoys high visibility, strong brand presence, and repeat clientele. Land and property values in the area have risen by 25%, positioning this as a sound long-term investment. Whether you're an investor or an owner-operator, this is a rare opportunity to acquire a thriving, turnkey operation in a premium Alberta destination.