



**GRASSROOTS**  
REALTY GROUP

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3001 19 Street NE  
Calgary, Alberta

MLS # A2236817



**\$799,000**

**Division:** McCall  
**Type:** Retail  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,180 sq.ft.  
**Zoning:** -

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Rare opportunity to acquire a profitable Centex gas station business (property not included) in a well-established commercial/industrial corridor of northeast Calgary. Ideally located, this turn-key operation offers excellent exposure, easy access to Deerfoot Trail and 32 Ave NE, and strong surrounding commercial traffic. The business includes gasoline (regular, premium, mid grade), diesel, propane, and a high-margin convenience store, which was renovated in 2022. Above-ground tanks and propane service were also added in 2022, expanding fuel offerings and operational efficiency. An Air Serve station and vacuum are also on-site, providing additional revenue streams. The current base rent is only \$3,000/month, which is exceptionally low for a gas station in Calgary. Even when factoring in property taxes and utilities, the total gross lease monthly remains under \$6,000. The lease has approximately 6 years remaining, with two additional 5-year renewal options, offering long-term operational stability and excellent value. Great potential in a high-demand area with a reliable brand and solid local customer base.