



GRASSROOTS
REALTY GROUP

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**4812 47 Street
Consort, Alberta**

MLS # A2268079

\$3,250,000



Division: NONE

Type: Business

Bus. Type: Gas Station ,Liquor Store

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,218 sq.ft.

Zoning: C-2 General Commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See Supplements

An exceptional investment opportunity in the heart of Consort! Positioned along the high-traffic Highway 12 corridor, this turn-key ESSO gas station features an established convenience store and a fully built-out liquor store — offering three potential diversified income streams in one location. Extensively renovated with over \$400,000 in upgrades since 2013, including: Double-wall fiberglass underground fuel tanks, Upgraded fuel pumps & POS system, Energy-efficient LED lighting, Surveillance system & modern roofing, Convenience store & public washrooms remodel (2019), Newly constructed liquor store with walk-in beer cooler (2020). The gas bar is branded with ESSO's Synergy fuel, and the interior showcases a bright, organized layout designed for maximum customer flow and product exposure. A separate, professional office space supports daily operations. This is a fully modernized, owner-operated business primed for both local traffic and highway travelers. Whether you're an investor seeking passive income or an entrepreneur ready to be hands-on, this commercial property offers long-term growth in a growing region of Alberta. Strategic highway exposure, fully upgraded and operational, multi-income stream: fuel, C-store & liquor potential. A rare chance to secure a branded fuel franchise with full ownership of land and building.