



**4812 47 Street  
Consort, Alberta**

**MLS # A2268079**



**\$3,250,000**

<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	Gas Station ,Liquor Store
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,218 sq.ft.
<b>Zoning:</b>	C-2 General Commercial

<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>	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.