

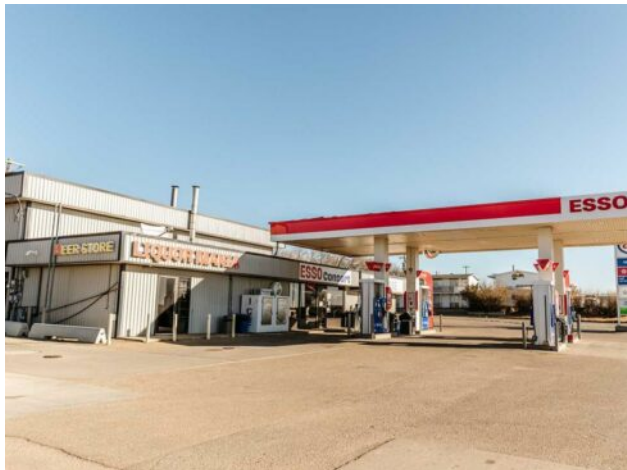


GRASSROOTS
REALTY GROUP

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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:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	See Supplements

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

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.