



**0002 2A Highway
Ponoka, Alberta**

MLS # A2271005



\$1,250,000

Division:	Central Ponoka
Type:	Retail
Bus. Type:	Convenience Store, Fast Food, Gas Station
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Tempo Gas station
Size:	2,291 sq.ft.
Zoning:	7-08-LU

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Concrete, Stucco, Wood Frame	Parking:	-
Water:	-	Lot Size:	0.53 Acre
Sewer:	-	Lot Feat:	Corner Lot
Inclusions:	List of equipment		

Trusted & Established Franchise Gas Station & Convenience Store & Running Business, equipment Located on busy Highway 2A in Alberta, just 2 hours from Calgary and 1 hour from Edmonton, this high-performing gas station and convenience store is back on the market after the previous buyer's financing fell through & giving you another chance to secure this incredible opportunity. This is a turnkey, profitable business with solid financials and strong cash flow, ideal for both investors and owner-operators looking to step into a well-established operation. Over \$1M in annual sales Includes a popular fried chicken franchise & at no extra cost Equipped with new, modern gas pumps Multiple income streams: fuel, store, and food sales No lease & you own the land and building outright Huge growth potential & add a car wash or QSR to increase profitability This well-known business benefits from consistent local and highway traffic, delivering six-figure income with room to grow. Full training provided | Motivated seller ready for a smooth transition and quick sale