



**GRASSROOTS**  
REALTY GROUP

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100 Morrison Road  
Longview, Alberta

MLS # A2273275



**\$1,400,000**

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,367 sq.ft.

Zoning: CB

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.35 Acre

Sewer: -

Lot Feat: -

Inclusions: None

This is a turnkey opportunity to buy a busy Esso gas station in Longview, Alberta. Located at the gateway to Kananaskis Provincial Park, the business serves many tourists and locals. The property sits on 0.35 acres. It features a well-maintained 2,367 sq. ft. store and a 1,261 sq. ft. residence upstairs (3 bedrooms, 2 bathrooms). The business has a steady income with a 3-year average Gross Profit of over \$438,201. Annual sales remain consistent: \$2,872,473 in 2025, \$2,957,302 in 2024, and \$2,981,829 in 2023. The site includes a modern 79,373 L aboveground storage tank installed in 2018. A clean Phase 1 ESA was completed in May 2021, so there are no environmental concerns.