



GRASSROOTS
REALTY GROUP

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5002 48
Sedgewick, Alberta

MLS # A2284211



\$945,000

Division: Sedgewick
Type: Retail
Bus. Type: Food & Beverage , Gas Station
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 5,556 sq.ft.
Zoning: Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Please see the equipment list in the supplement.

Busy and well-established convenience store and gas bar located in East Central Alberta, approximately two hours from Edmonton and situated along Highway 13. This centrally located business serves as a community hub, offering fuel and propane sales, snacks, take-out pizza, and a wide range of convenience items. Gross income is approximately \$347,000, with revenue well balanced at 55% from gas sales and 45% from the convenience store. The property has recently undergone renovations totaling approximately \$224,000 and features a full commercial kitchen with no usage restrictions, providing excellent flexibility for food service expansion. The site includes above-ground fuel tanks and is secured under a long-term fuel supply contract with DOMO until 2034. Situated on a large lot with a substantial building, the property offers strong potential for future expansion or additional rental income. Owner's living quarters are included, along with a separate manager's suite—ideal for an owner-operator or family-run business. Chattels included in the sale consist of one tractor, one cargo van, one pickup truck, and general operating equipment. A solid turnkey opportunity for an entrepreneurial family or investor seeking a stable, community-focused business with room to grow. Please do not approach staff. All inquiries and showings must be arranged through the listing agent.