



**608 Signal Road  
Fort McMurray, Alberta**

**MLS # A2296817**



**\$279,900**

<b>Division:</b>	Thickwood
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Convenience Store
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	27,671 sq.ft.
<b>Zoning:</b>	R3

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	2.08 Acres
<b>Lot Feat:</b>	-

**Inclusions:** See the Equipment list in documents

Own a thriving, independent business strategically located directly across from local schools and nestled within a high-density residential hub of rental apartments. This well-established convenience store has been a neighborhood staple for over 20 years, benefiting from an unmatched and consistent stream of foot traffic from students, parents, and hundreds of nearby residents. With no franchise fees or corporate royalties, the new owner retains 100% of the profits and complete operational freedom. The business is fully turnkey, featuring a diverse and high-margin product mix including soft-serve treats, smoking supplies, and lottery. This is a rare opportunity to step into a business with a two-decade track record of resilience and a deeply loyal customer base. While currently highly successful, there is significant room for further growth by integrating modern delivery platforms to serve the surrounding apartment blocks or expanding the grab-and-go food selection. If you are seeking a community-focused venture with guaranteed traffic and immediate cash flow, this is the perfect investment. Contact us today to schedule a private viewing. Note: Detailed financials, lease terms, and additional particulars will be shared exclusively with qualified buyers upon the execution of a formal confidentiality agreement.