



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

MLS # A2195135

Ponoka, Alberta



\$1,250,000

Division:	Ponoka
Type:	Business
Bus. Type:	Convenience Store, Fast Food, Gas Station
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,291 sq.ft.
Zoning:	.

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.53 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	List of equipment attached		

Profitable Gas Station & Convenience Store with Property – \$1,400,000 An exceptional opportunity to own a high-performing gas station and convenience store located along the busy Highway 2A corridor in Alberta—just 2 hours north of Calgary and 1 hour south of Edmonton. This well-established business is strategically positioned to capture both local and highway traffic, making it a reliable and consistent source of revenue. The business generates six-figure annual income with over \$1 million in yearly sales, supported by multiple income streams including retail fuel, convenience store sales, and an established fried chicken franchise—included in the sale at no extra cost. This popular food brand adds a dependable and profitable secondary revenue source, attracting loyal customers beyond fuel traffic. Unlike leased operations, this opportunity includes full ownership of the land, building, and business, giving you total control over your investment with no monthly lease obligations. With strong margins and solid financials, it is ideal for both hands-on operators and investors. There is significant potential for growth, such as adding a car wash or quick-service expansion to further boost income. The infrastructure is in place, and the location is primed for ongoing success. The motivated seller is ready to move on and venture into a different business. They are fully committed to a smooth handover and will provide complete training and support to ensure a successful transition for the new owner.