



GRASSROOTS
REALTY GROUP

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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		

or Sale: Trusted and Established franchise Gas Station & Convenience Store — \$1,250,000 (Includes Land & Building) Located on a busy Highway in Alberta between Calgary and Edmonton — just 2 hours from Calgary and 1 hour from Edmonton. A rare chance to own a high-performing, turnkey business with solid financials and strong cash flow. Over \$1M in annual sales Includes a popular fried chicken franchise — no extra cost Previously Husky Gas station now Features Tempos new, modern gas pumps from Tempo gas station. Multiple revenue streams: fuel, store, food. Full property ownership — no lease!. Growth potential: add a car wash or QSR This established business sees steady highway and local traffic, offers six-figure income, and is perfect for both hands-on operators and investors. Full training provided | Motivated seller ready for smooth handover