

# \$950,000 - 4921 45 Street, Czar

MLS® #A2260048

**\$950,000**

0 Bedroom, 0.00 Bathroom, 2,200 sqft

Business on 0.68 Acres

N/A, Czar, Alberta

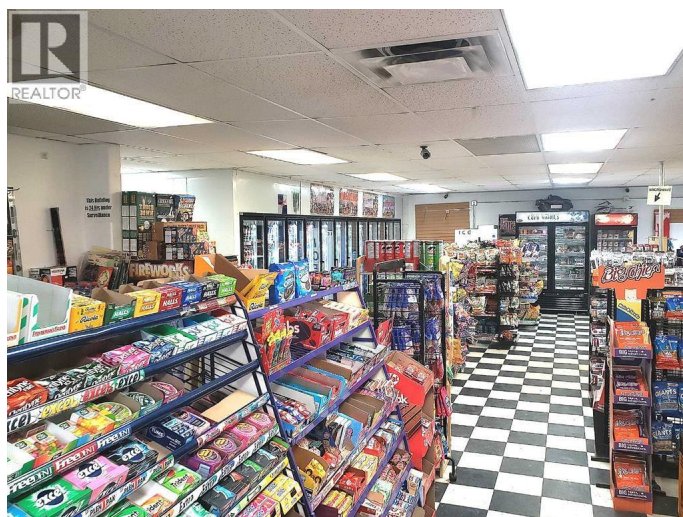
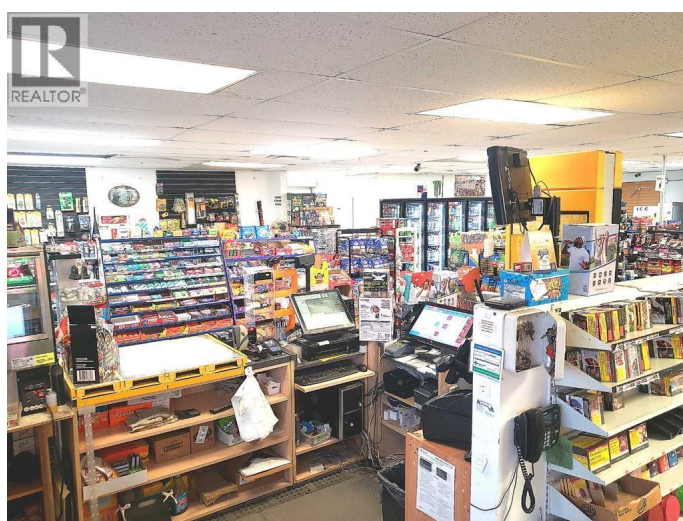
Prime opportunity to own a thriving franchised gas station with property situated conveniently by Highway #41 and near Highway #13, this property offers excellent visibility and accessibility, with proximity to major routes just 4 hours from Calgary and 2.5 hours from Edmonton. Revenue Breakdown: Gas: 50% Grocery: 24-28% Cigarettes: 15% Lottery: 5-7% Fuel Infrastructure: Aboveground tanks: Regular: 40,000L Diesel: 10,000L Annual gas sales volume: Regular: 510,000L Diesel: 50,000L Franchise Contract: Secure agreement until May 2029. Reliable fuel and convenience revenue streams supported by local and through traffic. This turn-key investment is ideal for entrepreneurs or investors looking to manage a profitable operation in a prime Alberta location. (id:6289)

Built in 1985

## Essential Information

Listing #	A2260048
Price	\$950,000
Bathrooms	0.00
Square Footage	2,200
Acres	0.68
Year Built	1985
Type	Business
Sub-Type	Freehold

## Community Information



Address	4921 45 Street
Subdivision	N/A
City	Czar
Province	Alberta
Postal Code	T0B0Z0

## Listing Details

Listing Office RE/MAX Complete Realty



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