



0002 2A Highway  
Ponoka, Alberta

MLS # A2271005



**\$1,250,000**

<b>Division:</b>	Central Ponoka
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Convenience Store, Fast Food, Gas Station
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Tempo Gas station
<b>Size:</b>	2,291 sq.ft.
<b>Zoning:</b>	7-08-LU

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.53 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Corner Lot
<b>Inclusions:</b>	List of equipment		

Trusted & Established Franchise Gas Station & Convenience Store & Running Business, equipment Located on busy Highway 2A in Alberta, just 2 hours from Calgary and 1 hour from Edmonton, this high-performing gas station and convenience store is back on the market after the previous buyer's financing fell through & giving you another chance to secure this incredible opportunity. This is a turnkey, profitable business with solid financials and strong cash flow, ideal for both investors and owner-operators looking to step into a well-established operation. Over \$1M in annual sales Includes a popular fried chicken franchise & at no extra cost Equipped with new, modern gas pumps Multiple income streams: fuel, store, and food sales No lease & you own the land and building outright Huge growth potential & add a car wash or QSR to increase profitability This well-known business benefits from consistent local and highway traffic, delivering six-figure income with room to grow. Full training provided | Motivated seller ready for a smooth transition and quick sale