



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5002 48
Sedgewick, Alberta

MLS # A2284211



\$799,000

Division:	Sedgewick
Type:	Retail
Bus. Type:	Food & Beverage , Gas Station
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,556 sq.ft.
Zoning:	Commercial

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Concrete, Wood Frame

Water: -

Sewer: -

Inclusions: Please see the equipment list in the supplement.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Well-established convenience store and gas bar located along Highway 13 in East Central Alberta, approximately two hours from Edmonton. The business generates approximately \$1,326,000 in annual revenue (excluding lotto) and \$347,000 in gross income, with a balanced revenue mix of 55% fuel sales and 45% convenience store sales, providing stable and diversified income. The property has undergone recent renovations totaling approximately \$300,000, minimizing near-term capital requirements. It features a fully equipped commercial kitchen with no usage restrictions, offering excellent flexibility and strong potential for food service expansion. Additional highlights include above-ground fuel tanks and a long-term fuel supply contract with DOMO extending to 2034, ensuring operational stability. The property sits on a large lot with future expansion potential and includes owner's living quarters as well as a separate manager's suite. The business does not currently sell lottery, but adding it could help increase revenue. Chattels include all essential operating equipment. Please do not approach staff. All inquiries must be directed to the listing agent.