



**GRASSROOTS**

REALTY GROUP

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2001 15 Avenue  
Didsbury, Alberta

MLS # A2293628



**\$850,000**

Division:	NONE
Type:	Business
Bus. Type:	Gas Station
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Hi Ho Gas Station
Size:	2,732 sq.ft.
Zoning:	I-2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.32 Acre
Sewer:	-	Lot Feat:	-

**Inclusions:** The Seller will provide equipment/asset list.

This sale includes the land, building, business assets, and equipment excluding inventory. The G&B Fuels contract expired in October 2024. There is currently no gas supply agreement. This adds an extra 8 cents per litre to your current profit. Presenting a rare and compelling opportunity to purchase a fully operational, turnkey gas station and convenience store business, complete with land and building ownership, situated in the thriving community of Didsbury, Alberta. The subject property is set on approximately 0.32 acres of land and features a well-maintained 2,732 square foot commercial building, offering an investor or owner-operator immediate cash flow from day one of possession. The business currently generates approximately \$2,000,000 in annual gross sales, with total fuel volumes exceeding 850,000 litres per year. The average annual gross margin exceeds \$300,000, providing a strong and consistent return. Fuel sales are comprised of approximately 45,500 litres of regular unleaded, 13,600 litres of premium unleaded, and 35,000 litres of diesel, all serviced through a single fibreglass-wall underground storage tank. A recent Preventive Maintenance Inspection Report and Underground Storage Tank Leak Detection Report, both dated January 2026, are available to qualified purchasers upon request. This property is exceptionally well suited for a hands-on owner-operator or a family-operated business model, as active management has the proven ability to significantly improve operating efficiency and maximize profitability. The current site layout also presents a viable opportunity to incorporate a drive-through quick-service restaurant component, which would generate a substantial additional revenue stream and meaningfully enhance the long-term value of this asset. Located in the growing town of Didsbury, approximately 70 kilometres north of

Calgary along the QEII Highway corridor, this property benefits from strong commuter and agricultural traffic year-round. Didsbury continues to experience steady residential and commercial growth, adding to the appeal of long-term land appreciation alongside the operational income this business provides.