



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2305533

Carseland, Alberta



\$349,900

Division: Carseland

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,300 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

A rare opportunity to own a well-established and thriving convenience store combined with a gas station, offering multiple strong revenue streams and consistent customer demand. This profitable business serves both local clientele and steady passing traffic, benefiting from excellent visibility and a loyal customer base. The operation includes fuel sales along with the only car wash in the area, creating a significant competitive advantage and repeat business. The fully stocked convenience store offers everyday essentials, snacks, beverages, lottery, and tobacco products, catering to a wide range of customer needs. Additional income is generated through propane sales, while a small in-store kitchen provides excellent potential to expand into hot food, coffee, and grab-and-go offerings. With stable operations, minimal competition, and room for growth, this turnkey business is ideal for an owner-operator or investor seeking a reliable and profitable venture.