



GRASSROOTS
REALTY GROUP

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100, 6701 53 Highway
Ponoka, Alberta

MLS # A2311788



\$899,000

Division: Froman Industrial Park

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Stampede Plaza

Bus. Name: -

Size: 2,784 sq.ft.

Zoning: C2

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat Torch Membrane

Exterior: Concrete, Wood Frame

Water: Public

Sewer: Public Sewer

Inclusions: As is as per Listing & assets List & as per photos. TBD Asper photos,

Addl. Cost: -

Based on Year: -

Utilities: Cable Connected

Parking: -

Lot Size: -

Lot Feat: -

This is an Opportunity to own a Running business in the heart of Central Alberta. Petro Canada Gas station conveniently located in the Town of Ponoka on Highway 53. The convenience store offers multiple variations of coolers and freezers, slurpee machine, Freal machine, roller grill, POS System, ATM, and shelving. It also is equipped with a Walk in Cooler 8 Doors. The place is equipped with CCTV. Roughly 2.6 Million litres of sale annually. The lease amount is \$7,500 including NNN cost. for both the Gas Station & Convenience store both up for renewal on May 1st 2027. The convenience store & the Gas station are fully stalked & inventory is negotiable. Total establishment cost was Approx. \$700,000 in 2017 .for the Convenance store including all equipment.