



GRASSROOTS
REALTY GROUP

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4921 45 Street
Czar, Alberta

MLS # A2328698



\$890,000

Division:	NONE
Type:	Retail
Bus. Type:	Gas Station
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,200 sq.ft.
Zoning:	C1 - Commercial District

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

Inclusions: The seller will provide an equipment list.

Excellent opportunity to own an established Fas Gas Plus gas station and convenience store in the Village of Czar, Alberta. This well-maintained business features multiple revenue streams including fuel, convenience store, cigarettes, and lottery sales, providing a diversified income base. Strategically located on Highway 41 near Highway 13, the property serves local residents, agricultural operations, oilfield activity, commercial traffic, and highway travelers. The property includes a 2,200 SF commercial building situated on a 0.68-acre site with above-ground fuel tanks (40,000L Regular & 10,000L Diesel) and approximately 560,000 litres of annual fuel volume. The Fas Gas franchise agreement is in place through May 2029. Conveniently located approximately 2.5 hours from Edmonton and 4 hours from Calgary. An affordable owner-operator opportunity with excellent potential to enhance profitability through hands-on management. Land, building, business, equipment, and goodwill are included. Inventory is extra at cost.