



GRASSROOTS
REALTY GROUP

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**615 Coal Miners Crescent
Nordegg, Alberta**

MLS # A2332053



\$850,000

Division:	NONE
Type:	Retail
Bus. Type:	Gas Station ,Liquor Store
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,525 sq.ft.
Zoning:	-

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

Inclusions: The seller will provide chattel and equipment list.

BUSINESS ONLY. The address displayed is not the actual property address at the seller's request. Excellent opportunity to acquire a well-established Shell Gas Station & Liquor Store ideally located near the busy intersection of Highways 11 and 40, serving tourists, campers, hunters, outdoor enthusiasts, and year-round local traffic heading to the Rocky Mountains. This modern 3,525 SF facility, built in 2017, includes a 3,025 SF Shell Gas Station and a 500 SF Liquor Store. Annual revenue is approximately \$4.94 million, with an Adjusted NOI of approximately \$312,000 (subject to owner's compensation adjustments). The current lease runs until August 2026 with renewal options available. Monthly rent of \$17,975 includes base rent, additional rent, and utilities. The Shell fuel supply agreement is secured until July 2032, with an attractive fuel margin averaging 10¢-12 cents per litre. New residential developments nearby provide additional long-term growth potential. Conveniently located approximately 3 hours from Calgary and Edmonton and 1 hour from Rocky Mountain House. The landlord prefers an owner-operator who will personally manage the business rather than hiring a manager. A rare opportunity to acquire a profitable, turnkey business in one of Alberta's premier outdoor tourism destinations.