



**GRASSROOTS**  
REALTY GROUP

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281005 53 Highway  
Rural Ponoka County, Alberta

MLS # A2337153



**\$2,390,000**

|             |                 |
|-------------|-----------------|
| Division:   | NONE            |
| Type:       | Retail          |
| Bus. Type:  | -               |
| Sale/Lease: | For Sale        |
| Bldg. Name: | -               |
| Bus. Name:  | -               |
| Size:       | 2,162 sq.ft.    |
| Zoning:     | Commercial Zone |

|             |                                                       |
|-------------|-------------------------------------------------------|
| Heating:    | Forced Air, Natural Gas                               |
| Floors:     | -                                                     |
| Roof:       | Metal                                                 |
| Exterior:   | Wood Frame                                            |
| Water:      | Drinking Water                                        |
| Sewer:      | None                                                  |
| Inclusions: | The Seller will provide the equipment & chattel list. |

|                |            |
|----------------|------------|
| Addl. Cost:    | -          |
| Based on Year: | -          |
| Utilities:     | Other      |
| Parking:       | -          |
| Lot Size:      | 1.62 Acres |
| Lot Feat:      | -          |

Exceptional commercial offering located on the north side of Gull Lake, Alberta. This property presents a rare opportunity to acquire and operate multiple established and profitable businesses within one consolidated site. The asset includes an ESSO brand fuel station, a well-maintained convenience store, a fully organized liquor outlet, and a Subway restaurant, all operating with strong year-around traffic. In addition, the property features an on-site residential dwelling, currently leased and generating supplementary income. Situated along a busy highway corridor and directly across from the local school, the location provides consistent visibility and steady customers flow throughout the seasons. Please do not approach the seller or staff. All showings require advance notice, and prospective purchasers must sign a confidentiality agreement prior to receiving further information.