



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**610 AB-9 Highway
Beiseker, Alberta**

MLS # A2350015



\$600,000

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,205 sq.ft.
Zoning:	CHWY

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	5.46 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Exceptional opportunity to acquire a high-volume, diversified business in Beiseker, Alberta, combining a gas station, convenience store and food operation with annual sales approaching \$4 million. Offered at \$600,000, the business generates revenue from multiple streams, including approximately 40% fuel, 22% in-store merchandise, 20% food sales, 15% tobacco and 3% lottery. The gas operation is branded with Centex, with the current agreement in place until 2032, and the fuel system includes double-wall fibreglass tanks and lines installed in 2009. The premises also include substantial additional space suitable for a full-service restaurant, previously occupied by a popular local pub, creating further potential to expand the food-service component. There may also be an opportunity to introduce VLTs, subject to applicable approvals and licensing. An on-site mobile home can accommodate up to four employees, offering a valuable staffing advantage for the operation. The property has also gained added recognition as a filming location for a popular U.S. television series. The lease includes an option to renew for an additional seven years, supporting longer-term operating continuity. Beiseker is strategically located northeast of Calgary at the junction of Highways 9 and 72, providing convenient access to Calgary, Drumheller and surrounding rural communities while serving local residents, agricultural customers and regional traffic. With strong sales volume, diversified income, an established fuel agreement, restaurant expansion potential and employee accommodation, this business presents an attractive opportunity for an owner-operator or experienced business group seeking a substantial operation with multiple avenues for growth. The business operates from leased premises and the sale does not include the real estate. Additional financial and operational information is

available to qualified buyers upon execution of a confidentiality agreement.