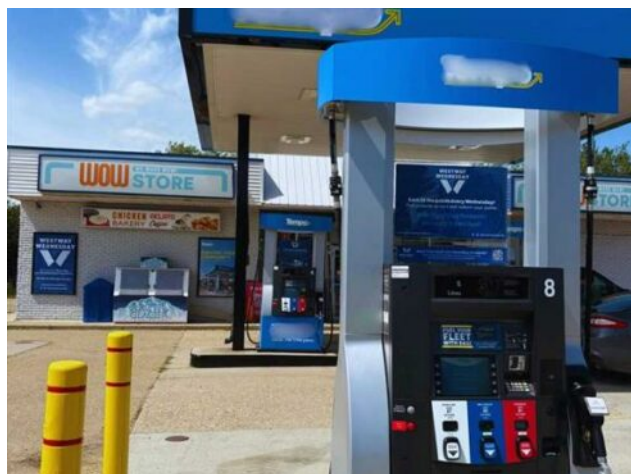


0002 2A Highway
Ponoka, Alberta

MLS # A2271005



\$1,250,000

Division: Central Ponoka

Type: Retail

Bus. Type: Convenience Store, Fast Food, Gas Station

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: Tempo Gas station

Size: 2,291 sq.ft.

Zoning: 7-08-LU

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Concrete, Stucco, Wood Frame

Parking: -

Water: -

Lot Size: 0.53 Acre

Sewer: -

Lot Feat: Corner Lot

Inclusions: List of equipment

Trusted & Established Franchise Gas Station & Convenience Store & Running Business, equipment Located on busy Highway 2A in Alberta, just 2 hours from Calgary and 1 hour from Edmonton, this high-performing gas station and convenience store is back on the market after the previous buyer's financing fell through & giving you another chance to secure this incredible opportunity. This is a turnkey, profitable business with solid financials and strong cash flow, ideal for both investors and owner-operators looking to step into a well-established operation. Over \$1M in annual sales Includes a popular fried chicken franchise & at no extra cost Equipped with new, modern gas pumps Multiple income streams: fuel, store, and food sales No lease & you own the land and building outright Huge growth potential & add a car wash or QSR to increase profitability This well-known business benefits from consistent local and highway traffic, delivering six-figure income with room to grow. Full training provided | Motivated seller ready for a smooth transition and quick sale