

# \$950,000 - 4921 45 Street, Czar

MLS® #A2188178

**\$950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.68 Acres

NONE, Czar, Alberta

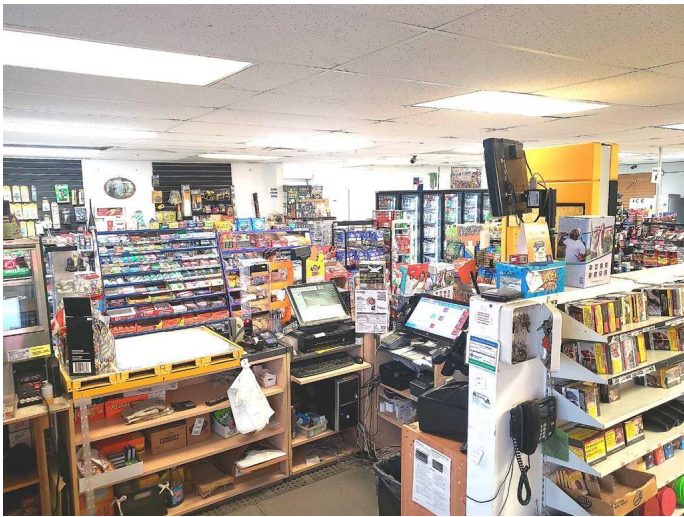
Prime opportunity to own a thriving franchised gas station with property situated conveniently by Highway #41 and near Highway #13, this property offers excellent visibility and accessibility, with proximity to major routes—just 4 hours from Calgary and 2.5 hours from Edmonton. Revenue Breakdown: Gas: 50% Grocery: 24-28% Cigarettes: 15% Lottery: 5-7% Fuel Infrastructure: Above-ground tanks: Regular: 40,000L Diesel: 10,000L Annual gas sales volume: Regular: 510,000L Diesel: 50,000L Franchise Contract: Secure agreement until May 2029. Reliable fuel and convenience revenue streams supported by local and through traffic. This turn-key investment is ideal for entrepreneurs or investors looking to manage a profitable operation in a prime Alberta location.

Built in 1985

## Essential Information

MLS® #	A2188178
Price	\$950,000
Bathrooms	0.00
Acres	0.68
Year Built	1985
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information



Address	4921 45 Street
Subdivision	NONE
City	Czar
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 0Z0

### **Amenities**

Parking Spaces	20
----------------	----

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	94
Zoning	C1

### **Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.