

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

MLS® #A2188178

**\$950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.68 Acres

NONE, Czar, Alberta

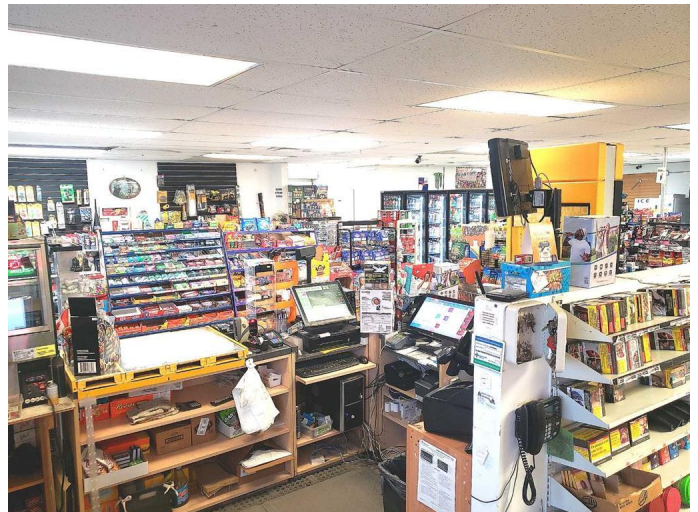
Prime opportunity to own a thriving franchised gas station with property situated conveniently by Highway #41 and near Highway #13, this property offers excellent visibility and accessibility, with proximity to major routes—just 4 hours from Calgary and 2.5 hours from Edmonton. Revenue Breakdown: Gas: 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
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### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	117
Zoning	C1

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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