

FOR SALE

\$1,050,000.00



FAS GAS STATION & CONVENIENCE STORE

5301 Hwy 2A, Ponoka, AB

Property Highlights

Rare opportunity to acquire a well-established gas station and convenience store business with real estate in a high-traffic location in Ponoka, offering excellent visibility and convenient access from Highway 2A.

The business has a proven track record of strong revenue generation and benefits from consistent customer traffic from the surrounding residential neighborhoods. Significant upside potential exists for a growth-oriented operator, including the addition of a touchless car wash and expansion of in-store offerings. Existing space may also be suitable for a specialty beverage, quick-service food, or other complementary retail concept, creating additional revenue streams and enhancing customer appeal.

The property features a well-maintained building, modern fuel supply infrastructure, double-walled fiberglass underground storage tanks, and fuel dispensing equipment. The current fuel supply agreement expires in approximately three years, with a potential opportunity to renegotiate terms sooner, which could further enhance profitability and operational flexibility. With the owners planning for retirement and relocation out of province, this is an exceptional opportunity to acquire a successful business with real estate and substantial growth potential.

Availability	Immediate
Location	Ponoka
Space Size	2,320 SF
Lot Size	0.548 Acres
Year Built	2000
Renovations	2018

SYAMAL RAHA,
Vice President & Associate Broker | Investment Sales & Leases

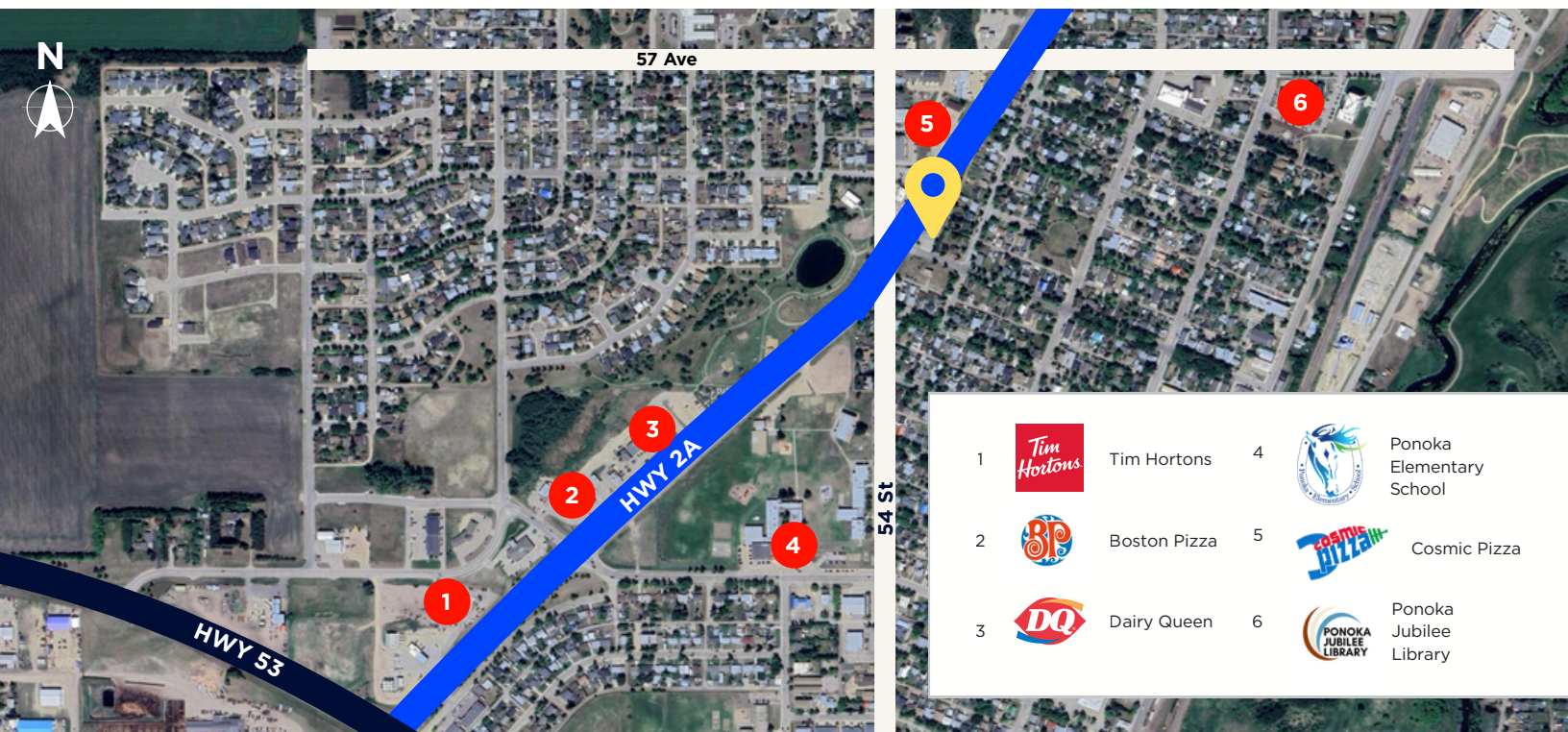
 (780) 990 7242  syamal.raha@albertacre.ca

REMAX **REMAX**
Excellence COMMERCIAL

PICTURE GALLERY



DEMOGRAPHICS



HOUSEHOLDS
3,086



AREA INCOME
Average: \$92,600



POPULATION
±7,331 residents



TRAFFIC VOLUME
5630 Per Day, 2023.
Hwy 2A

- Well maintained property
- New Pay at the Pumps System, 2018
- Prospective QSR SETUP FOR Light Kitchen/Food Bar, 2020
- Highly Visible & High Traffic location
- Easy Access from Highway 2A and surrounded by Residential Neighborhoods.
- Early re-negotiation of Fuel Supply agreement potential before the natural expiry in 2029.
- Potential for Touchless Car Wash or Free-standing Retail Building on the surplus land.

CONTACT:

SYAMAL RAHA

Vice President & Associate Broker | Investment Sales & Leases

📞 (780) 990 7242

✉️ syamal.raha@albertacre.ca

