



## 4306 South Park Drive Stony Plain Alberta

\$1,499,000

Prime Gas Station Opportunity in a High-Traffic Location! This well-established Chevron gas station sits on a highly visible corner lot spanning half an acre, making it an excellent investment opportunity. Strategically located at the intersection of busy streets, it benefits from consistent vehicle traffic and strong customer flow. The station was converted into a Chevron last year and features 2018-installed double-layered fiberglass tanks, ensuring long-term durability and compliance with industry standards. The convenience store is well-stocked and generates strong sales, further enhancing the profitability of the business. Additionally, the station enjoys very good fuel margins, maximizing revenue potential. Whether you're looking to expand your portfolio or step into the fuel retail industry, this turn-key operation offers stability, profitability, and exceptional visibility in a prime location! Please feel free to call or email for the further details! (id:6769)

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**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)