

\$1,300,000 - 2222 2a Highway N, Ponoka

MLS® #A2195135

\$1,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.53 Acres

Central Ponoka, Ponoka, Alberta

Profitable Gas Station & Convenience Store
with Property â€” \$1,400,000

An exceptional opportunity to own a high-performing gas station and convenience store located along the busy Highway 2A corridor in Albertaâ€”just 2 hours north of Calgary and 1 hour south of Edmonton. This well-established business is strategically positioned to capture both local and highway traffic, making it a reliable and consistent source of revenue.

The business generates six-figure annual income with over \$1 million in yearly sales, supported by multiple income streams including retail fuel, convenience store sales, and an established fried chicken franchiseâ€”included in the sale at no extra cost. This popular food brand adds a dependable and profitable secondary revenue source, attracting loyal customers beyond fuel traffic.

Unlike leased operations, this opportunity includes full ownership of the land, building, and business, giving you total control over your investment with no monthly lease obligations. With strong margins and solid financials, it is ideal for both hands-on operators and investors.

There is significant potential for growth, such as adding a car wash or quick-service expansion to further boost income. The infrastructure is in place, and the location is primed for ongoing success.

The motivated seller is ready to move on and



venture into a different business. They are fully committed to a smooth handover and will provide complete training and support to ensure a successful transition for the new owner.

Built in 1987

Essential Information

| | |
|------------|-------------|
| MLS® # | A2195135 |
| Price | \$1,300,000 |
| Bathrooms | 0.00 |
| Acres | 0.53 |
| Year Built | 1987 |
| Type | Commercial |
| Sub-Type | Business |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2222 2a Highway N |
| Subdivision | Central Ponoka |
| City | Ponoka |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T4J1M1 |

Amenities

| | |
|----------------|----|
| Parking Spaces | 30 |
|----------------|----|

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 17th, 2025 |
| Days on Market | 87 |
| Zoning | . |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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