

\$950,000 - 4921 45 Street, Czar

MLS® #A2260048

\$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

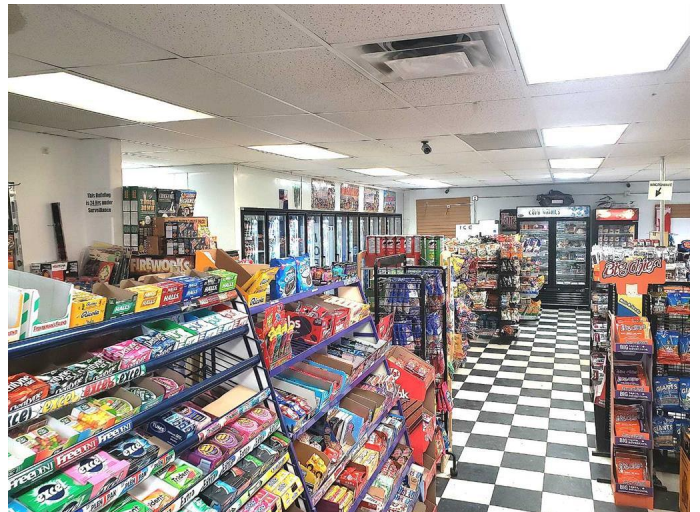
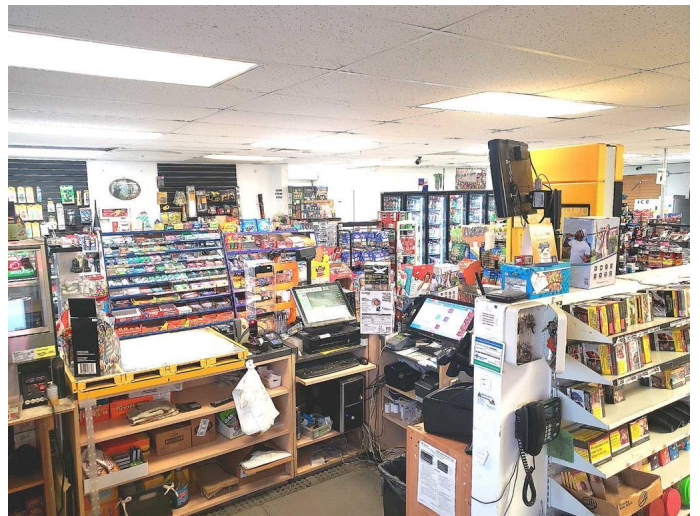
2.5 hours from Edmonton. Revenue Breakdown: Gas: 50% Grocery: 24-28% Cigarettes: 15% Lottery: 5-7% Fuel Infrastructure: Above ground tanks: Regular: 40,000L Diesel: 10,000L Annual gas sales volume: Regular: 510,000L Diesel: 50,000L Franchise Contract: Secure

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® #	A2260048
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

Additional Information

Date Listed	September 25th, 2025
Days on Market	53
Zoning	C1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.