

\$3,250,000 - 4812 47 Street, Consort

MLS® #A2268079

\$3,250,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Consort, Alberta

An exceptional investment opportunity in the heart of Consort! Positioned along the high-traffic Highway 12 corridor, this turn-key ESSO gas station features an established convenience store and a fully built-out liquor store – offering three potential diversified income streams in one location. Extensively renovated with over \$400,000 in upgrades since 2013, including: Double-wall fiberglass underground fuel tanks, Upgraded fuel pumps & POS system, Energy-efficient LED lighting, Surveillance system & modern roofing, Convenience store & public washrooms remodel (2019), Newly constructed liquor store with walk-in beer cooler (2020). The gas bar is branded with ESSO's Synergy fuel, and the interior showcases a bright, organized layout designed for maximum customer flow and product exposure. A separate, professional office space supports daily operations. This is a fully modernized, owner-operated business primed for both local traffic and highway travelers. Whether you're an investor seeking passive income or an entrepreneur ready to be hands-on, this commercial property offers long-term growth in a growing region of Alberta. Strategic highway exposure, fully upgraded and operational, multi-income stream: fuel, C-store & liquor potential. A rare chance to secure a branded fuel franchise with full ownership of land and building.

Built in 1972



Essential Information

MLS® #	A2268079
Price	\$3,250,000
Bathrooms	0.00
Acres	0.00
Year Built	1972
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	4812 47 Street
Subdivision	NONE
City	Consort
County	Special Area 4
Province	Alberta
Postal Code	T0C1B0

Additional Information

Date Listed	November 2nd, 2025
Days on Market	3
Zoning	C-2 General Commercial

Listing Details

Listing Office	Grassroots Realty Group
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