

**524 Wheeler Avenue  
Acme, Alberta**

**MLS # A2277417**

**\$170,000**



**Division:** NONE

**Type:** Retail

**Bus. Type:** Convenience Store, Gas Station, Liquor Store

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Asset List will be provided after acceptance of offer.

This is a rare opportunity to lease the only gas station in town and surrounding areas, serving both local residents and travellers. Situated on a high-traffic route, this well-established business benefits from steady customer flow. Its prime location and multiple revenue streams make it a highly profitable investment. In addition to fuel sales, this gas station features the Dine in Restaurant, ensuring a loyal customer base. The on-site convenience store is fully stocked with everyday essentials, snacks, beverages, and cigarettes, catering to the needs of both regular customers and passing motorists. The business also offers propane sales, adding another source of steady income. A kitchen within the store provides the opportunity to serve hot food, coffee, and grab-and-go meals, Liquor making it a convenient stop for customers. The store offers a liquor license and a small cooler for beer lovers. With an affordable lease and minimal local competition, this gas station is an ideal business for anyone looking for a stable and profitable venture. Don't miss out on this turnkey opportunity.