

**5148 54 Street
Viking, Alberta**

MLS # A2212794



\$2,370,000

Division:	Viking
Type:	Retail
Bus. Type:	Car Wash, Convenience Store, Gas Station
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Viking Shell Gas station
Size:	3,716 sq.ft.
Zoning:	C2
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	See remarks
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	2.69 Acres
Lot Feat:	-

Located at the intersection of Hwy#34 and Hwy#14, this site offers excellent visibility to south bound traffic along Highway #36. The location provides superb accessibility, with the service road beginning nearby. The large site size of 2.69 acres includes 275 feet of frontage to the service road running parallel to Highway #36. The gas station features four newer style double/quad gas pumps offering a choice of three types of gas, and two double diesel pumps under a canopy, all equipped with card readers. Additionally, there are five gas pumps without card readers that offer marked and unmarked gas and diesel, located in a separate area for easy access to trucks pulling tandem axle trailers. The station also includes a propane dispenser, one touchless car wash, one outdoor drive-through self car wash, and a large, nicely finished convenience store with snacks, hot food, a coffee bar with table seating, and a variety of hot and cold drinks. Expansion Opportunities : The owner is working to put the carlock with Fyling J There is ample space to add franchise fast food options like Tim Hortons and A&W, which will significantly increase revenue. . This would be an excellent opportunity for a husband-and-wife operation. Revenue) 2023 : \$3,331,409, 2024 : \$3,366,353 ,Gross Margin) 2023 :\$573,297,2024 : \$527,946,GAS Volume)2023:1,363,000L, 2024:1,346,000 L.