

4812 47 Street
Consort, Alberta

MLS # A2268079



\$3,250,000

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|--------------------|---------------------------|
| Division: | NONE |
| Type: | Business |
| Bus. Type: | Gas Station ,Liquor Store |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 3,218 sq.ft. |
| Zoning: | C-2 General Commercial |

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|--------------------|-----------------|-----------------------|---|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | - |
| Sewer: | - | Lot Feat: | - |
| Inclusions: | See Supplements | | |

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.