

# \$1,300,000 - 2222 2a Highway N, Ponoka

MLS® #A2195135

**\$1,300,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.53 Acres

Central Ponoka, Ponoka, Alberta

Profitable Gas Station & Convenience Store  
with Property â€” \$1,400,000

An exceptional opportunity to own a high-performing gas station and convenience store located along the busy Highway 2A corridor in Albertaâ€”just 2 hours north of Calgary and 1 hour south of Edmonton. This well-established business is strategically positioned to capture both local and highway traffic, making it a reliable and consistent source of revenue.

The business generates six-figure annual income with over \$1 million in yearly sales, supported by multiple income streams including retail fuel, convenience store sales, and an established fried chicken franchiseâ€”included in the sale at no extra cost. This popular food brand adds a dependable and profitable secondary revenue source, attracting loyal customers beyond fuel traffic.

Unlike leased operations, this opportunity includes full ownership of the land, building, and business, giving you total control over your investment with no monthly lease obligations. With strong margins and solid financials, it is ideal for both hands-on operators and investors.

There is significant potential for growth, such as adding a car wash or quick-service expansion to further boost income. The infrastructure is in place, and the location is primed for ongoing success.

The motivated seller is ready to move on and



venture into a different business. They are fully committed to a smooth handover and will provide complete training and support to ensure a successful transition for the new owner.

Built in 1987

### Essential Information

MLS® #	A2195135
Price	\$1,300,000
Bathrooms	0.00
Acres	0.53
Year Built	1987
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	2222 2a Highway N
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J1M1

### Amenities

Parking Spaces	30
----------------	----

### Additional Information

Date Listed	February 17th, 2025
Days on Market	92
Zoning	.

### Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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