

# \$210,000 - 205 Railway Avenue, Carseland

MLS® #A2205490

**\$210,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Carseland, Alberta

This is a rare opportunity to own the only gas station in town and surrounding areas, serving both local residents and travelers. Situated on a high-traffic route, this well-established business benefits from steady customer flow, especially with a popular campground nearby. Its prime location and multiple revenue streams make it a highly profitable investment.

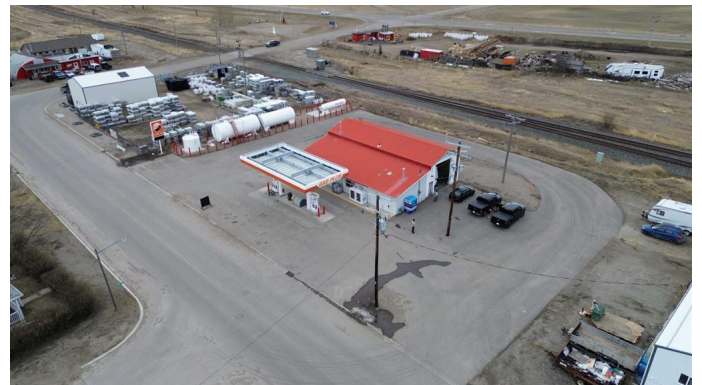
In addition to fuel sales, this gas station features the only car wash in the area, ensuring a loyal customer base. The on-site convenience store is fully stocked with everyday essentials, snacks, beverages, lottery tickets, and cigarettes, catering to the needs of both regular customers and passing motorists. The business also offers propane sales, adding another source of steady income.

A small kitchen within the store provides the opportunity to serve hot food, coffee, and grab-and-go meals, making it a convenient stop for customers. 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.

Built in 1999

## Essential Information



MLS® #	A2205490
Price	\$210,000
Bathrooms	0.00
Acres	0.00
Year Built	1999
Type	Commercial
Sub-Type	Business
Status	Active

### **Community Information**

Address	205 Railway Avenue
Subdivision	NONE
City	Carseland
County	Wheatland County
Province	Alberta
Postal Code	T0J 0M0

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	9

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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