



**FOR SALE**

**BUSINESS & PROPERTY**

# VIKING GAS STATION

## VIKING, ALBERTA

### Property Description

Opportunity to buy a Gas Station, Convenience Store, 1 touchless Car Wash and 1 outdoor wand wash (closed during winter months) business with property. Only 1 hour 15 mins drive from Edmonton . Well-maintained 3,700 SF +/- building on 2.69 acre lot. Gas supply agreement in place until 2029. Consistent good sales revenues and income! Gross revenue, EBITDA income and cap rates for 2022 fiscal year were 3.77M, 353K and 14.7% respectively.

- Well maintained gas station
- Short drive from Edmonton
- Revenue streams include convenience store, car wash, gasoline, diesel and propane sales.

### Syamal Raha

Vice President & Associate Broker | Investment Sales & Leases  
Syamal.Raha@AlbertaCRE.ca  
780.990.7242

### SUBJECT TO OFFER

SALE PRICE

**3,716 SF**

BUILDING SIZE

**2.69 ACRES**

LOT SIZE

**2013**

YEAR RENOVATED

**2003**

YEAR BUILT

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021\*

201, 5607 - 199 Street , Edmonton, AB T6M 0M8 | commercialyeg.ca

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017, 2018, 2019, & 2021.

# LOCATION & DEMOGRAPHICS



## Population

Total Population 2021	980
Male Population	470
Female Population	510
Married	395
Common Law	50
Single	180
15-24	85
25-34	100
45-54	85
55-64	155
Over 65	335

## Household Income

\$20K-\$29K	65
\$30K-39K	40
\$40K-\$49K	40
\$50K-\$59K	35
\$60K-\$79K	60
\$80K-\$99K	50
\$100K-\$124K	40
\$125K-\$149K	30

# ADDITIONAL PHOTOS

