

# DEVON GAS STATION WITH CONVENIENCE STORE

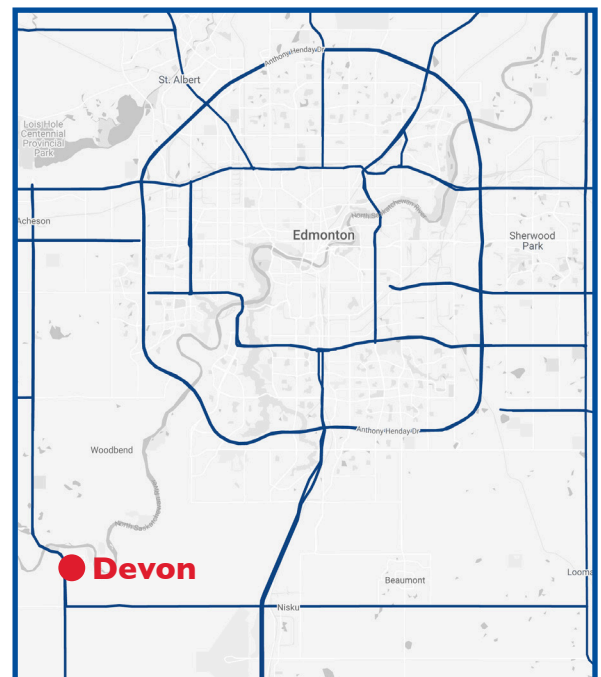
DEVON, AB | FOR SALE

SALE PRICE: \$925,000



## PROPERTY HIGHLIGHTS

Gas station & convenience store located in the growing town of Devon just 20 minutes from Edmonton and 17 minutes from the Edmonton International Airport. The business is consistently busy and has an annual sale volume of \$5,000,000. The station is equipped with three double-walled fiber glass underground fuel tanks; 40,000 liter for regular gas, 20,000 liter for premium gas, and 20,000 liter for diesel. The current owner installed a monitoring system in 2010. The busy convenience store sells: lottery tickets, cigarettes, groceries, confections, magazines and more. The business has a exceptional long term lease in place with 2 x 5 year renewal options, secured until November 2034. The current owner has ran the business for 25 years and is now ready to retire. Average EBITDA income for last three years is \$220,000. Please call the listing broker for more information.



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