

# \$850,000 - 123 Shell Gas & Liquor Street, Rocky Mountain House

MLS® #A2209062

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Rocky Mountain House, Alberta

**BUSINESS ONLY.** The address is not real one as per the seller's request. Introducing an exceptional investment opportunity with the Gas Station & Liquor Store, perfectly positioned near the bustling intersection of Hwy #11 and Hwy #40. The business features a state-of-the-art Shell gas station and a charming liquor store, drawing a steady stream of campers, hunters, and travelers attracted by the nearby Rocky Mountains. Generating a robust annual revenue of \$4,494,000 (Gas Station : \$4,033,000, Liquor : \$461,000) and boasting approximately \$350,000 in seller's discretionary earnings, this dual asset spans 3,525 sq. ft., with the gas station occupying 3,025 sq. ft. and the liquor store 500 sq. ft. The lease is secured until August 2026 (with an option to renew) at a competitive monthly rate of \$17,975, covering base rent, additional rent, and utilities. A lucrative Shell contract extends until July 2032, paired with a healthy gas margin of 8¢-10 cents per liter, making this property a highly attractive venture, conveniently located just three hours from both Calgary and Edmonton.



Built in 2017

## Essential Information

MLS® #	A2209062
Price	\$850,000

Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	123 Shell Gas & Liquor Street
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T0A5

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	18

### **Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.