

# \$1,250,000 - 0002 2a Highway, Ponoka

MLS® #A2271005

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.53 Acres

Central Ponoka, Ponoka, Alberta

Trusted & Established Franchise Gas Station  
& Convenience Store – \$1,250,000  
(Includes Land & Building) & Running  
Business, equipment

Located on busy Highway 2A in Alberta, just 2  
hours from Calgary and 1 hour from  
Edmonton, this high-performing gas station  
and convenience store is back on the market  
after the previous buyer's financing fell  
through – giving you another chance to  
secure this incredible opportunity.

This is a turnkey, profitable business with solid  
financials and strong cash flow, ideal for both  
investors and owner-operators looking to step  
into a well-established operation.

Over \$1M in annual sales

Includes a popular fried chicken franchise –  
at no extra cost

Equipped with new, modern gas pumps

Multiple income streams: fuel, store, and food  
sales

No lease – you own the land and building  
outright

Huge growth potential – add a car wash or  
QSR to increase profitability

This well-known business benefits from  
consistent local and highway traffic, delivering  
six-figure income with room to grow.

Full training provided | Motivated seller ready  
for a smooth transition and quick sale



Built in 1980

## Essential Information

MLS® #	A2271005
Price	\$1,250,000
Bathrooms	0.00
Acres	0.53
Year Built	1980
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	0002 2a Highway
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1M1

## Amenities

Parking Spaces	30
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## Exterior

Lot Description	Corner Lot
Construction	Concrete, Stucco, Wood Fram

## Additional Information

Date Listed	November 15th, 2025
Days on Market	3
Zoning	7-08-LU

## Listing Details

Listing Office	Real Estate Professionals Inc.
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