$2,095,000 - N/A, Sylvan Lake

MLS® #A2216987

$2,095,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

N/A, Sylvan Lake, Alberta

Exceptional investment opportunity in one of Alberta's most picturesque and rapidly growing communities! This high-performing gas station is ideally located along a major thoroughfare in Sylvan Lake, just steps from the scenic lakeshore in a tourism mecca known for its year-round recreational appeal. With annual sales of $3 million and 1.4 million litres in fuel volume, this business delivers strong, consistent returns.
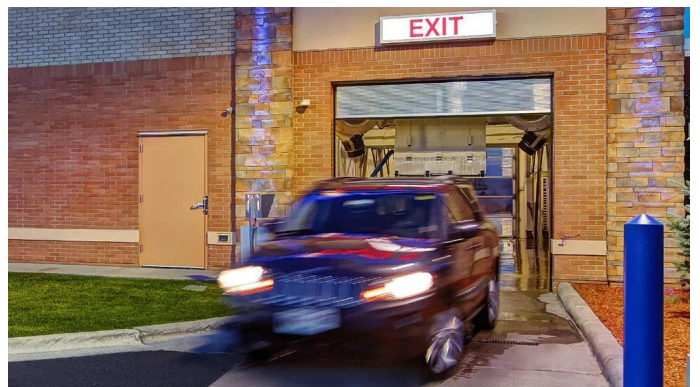

The property features modern, high-efficiency fuel pumps, an impressive in-house retail operation, and a state-of-the-art car wash that draws steady traffic from both locals and visitors. Set in a beautiful lakeside town with vibrant tourism and increasing development, this location enjoys high visibility, strong brand presence, and repeat clientele.

Land and property values in the area have risen by 25%, positioning this as a sound long-term investment. Whether you're an investor or an owner-operator, this is a rare opportunity to acquire a thriving, turnkey operation in a premium Alberta destination.

Built in 2005

Essential Information

MLS® #	A2216987
Price	$2,095,000

Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	N/A
Subdivision	N/A
City	Sylvan Lake
County	Red Deer County
Province	Alberta

Additional Information

Date Listed	May 1st, 2025
Days on Market	68
Zoning	Highway Commercial

Listing Details

| Listing Office | DreamHouse Realty Ltd. |