

\$2,370,000 - 5148 54 Street, Viking

MLS® #A2212794

\$2,370,000

0 Bedroom, 0.00 Bathroom, 3,716 sqft

Business on 2.69 Acres

Viking, Viking, Alberta

Located at the intersection of Hwy#34 and Hwy#14, this site offers excellent visibility to south bound traffic along Highway #36. The location provides superb accessibility, with the service road beginning nearby. The large site size of 2.69 acres includes 275 feet of frontage to the service road running parallel to Highway #36. The gas station features four newer style double/quad gas pumps offering a choice of three types of gas, and two double diesel pumps under a canopy, all equipped with card readers. Additionally, there are five gas pumps without card readers that offer marked and unmarked gas and diesel, located in a separate area for easy access to trucks pulling tandem axle trailers. The station also includes a propane dispenser, one touchless car wash, one outdoor drive-through self car wash, and a large, nicely finished convenience store with snacks, hot food, a coffee bar with table seating, and a variety of hot and cold drinks. Expansion Opportunities : The owner is working to put the carlock with Fyling J There is ample space to add franchise fast food options like Tim Hortons and A&W, which will significantly increase revenue. . This would be an excellent opportunity for a husband-and-wife operation. Revenue) 2023 : \$3,331,409, 2024 : \$3,366,353 ,Gross Margin) 2023 :\$573,297,2024 : \$527,946,GAS Volume)2023:1,363,000L, 2024:1,346,000 L. (id:6289)

Built in 2003



Essential Information

Listing #	A2212794
Price	\$2,370,000
Bathrooms	0.00
Square Footage	3,716
Acres	2.69
Year Built	2003
Type	Business

Community Information

Address	5148 54 Street
Subdivision	Viking
City	Viking
Province	Alberta
Postal Code	T0B4N0

Listing Details

Listing Office	MaxWell Canyon Creek
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Listing information last updated on October 23rd, 2025 at 6:16am PDT