

\$799,000 - 3001 19 Street Ne, Calgary

MLS® #A2236817

\$799,000

0 Bedroom, 0.00 Bathroom, 1,180 sqft

Business on 0.00 Acres

McCall, Calgary, Alberta

Rare opportunity to acquire a profitable Centex gas station business (property not included) in a well-established commercial/industrial corridor of northeast Calgary. Ideally located, this turn-key operation offers excellent exposure, easy access to Deerfoot Trail and 32 Ave NE, and strong surrounding commercial traffic. The business includes gasoline (regular, premium, mid grade), diesel, propane, and a high-margin convenience store, which was renovated in 2022.

Above-ground tanks and propane service were also added in 2022, expanding fuel offerings and operational efficiency. An Air Serve station and vacuum are also on-site, providing additional revenue streams. The current base rent is only \$3,000/month, which is exceptionally low for a gas station in Calgary. Even when factoring in property taxes and utilities, the total gross lease monthly remains under \$6,000. The lease has approximately 6 years remaining, with two additional 5-year renewal options, offering long-term operational stability and excellent value. Great potential in a high-demand area with a reliable brand and solid local customer base. (id:6289)



Built in 1985

Essential Information

Listing # A2236817

Price \$799,000

Bathrooms	0.00
Square Footage	1,180
Acres	0.00
Year Built	1985
Type	Business

Community Information

Address	3001 19 Street Ne
Subdivision	McCall
City	Calgary
Province	Alberta
Postal Code	T2E7B2

Listing Details

Listing Office Royal LePage METRO



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Listing information last updated on October 21st, 2025 at 11:46pm PDT