

\$950,000 - 808 9th Avenue W, Nipawin

MLS® #SK012539

\$950,000

0 Bedroom, 0.00 Bathroom, 4,434 sqft
Business

N/A, Nipawin, Saskatchewan

Excellent turn-key opportunity to own a profitable, full-service gas station and convenience store in a high-traffic area of Nipawin. This freehold property, featuring a 4,434 sq. ft. building, generated nearly \$2.1M in revenue in 2024 and includes stable income from a long-term A&W tenant. The business has been extensively updated with new Gilbarco pumps, a Bulloch POS system, a new roof, and 4K surveillance. It holds a unique market position as the only video game retailer and a top-ranked lottery outlet in town. Huge growth potential with an adjacent lot slated for future development. This is a rare chance to acquire a thriving, modern, and well-established local business. Inventory to be sold at cost. Contact the agent if you have questions or need information. (id:6289)

Built in 1980

Essential Information

Listing #	SK012539
Price	\$950,000
Bathrooms	0.00
Square Footage	4,434
Year Built	1980
Type	Business
Sub-Type	Freehold

Community Information

Address 808 9th Avenue W



Subdivision	N/A
City	Nipawin
Province	Saskatchewan
Postal Code	S0E1E0

Amenities

Amenities	Storefront
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Listing Details

Listing Office	Aspaire Realty Inc.
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Listing information last updated on October 31st, 2025 at 3:16pm PDT