

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

MLS® #A2236817

\$799,000

0 Bedroom, 0.00 Bathroom,
Commercial 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.Â



Built in 1985

Essential Information

MLS® #	A2236817
Price	\$799,000

Bathrooms	0.00
Acres	0.00
Year Built	1985
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	3001 19 Street Ne
Subdivision	McCall
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7B2

Additional Information

Date Listed	July 3rd, 2025
Days on Market	104

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.