

# \$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	69

### Listing Details

Listing Office	Royal LePage METRO
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