

Blackstone

For Sale

5217 50 Street | High Prairie, AB

Turnkey Shell & Convenience Store



Mahmud Rahman *VP / Associate*

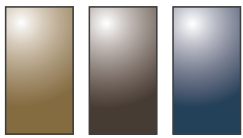
P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens *Senior Associate*

P 403.930.8649

E rwiens@blackstonecommercial.com

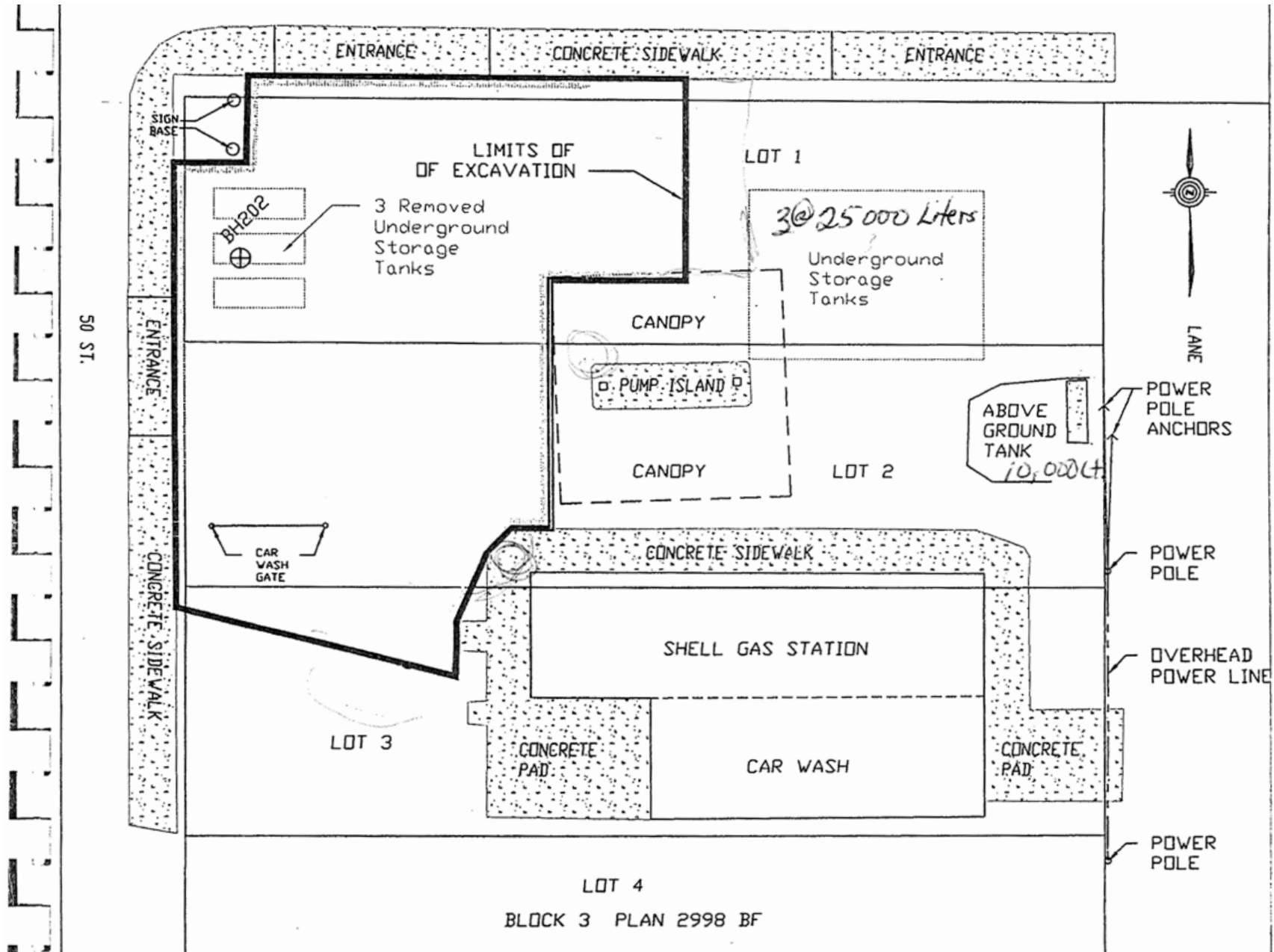


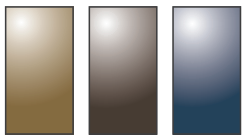
Blackstone

Site Plan

5217 50 Street | High Prairie, AB

Turnkey Shell & Convenience Store





Blackstone

Property Details

5217 50 Street | High Prairie, AB

Turnkey Shell & Convenience Store



Asking Price \$1,300,000.00

Legal Address Plan 2998BF | Block 3 | Lots 1-3

Building Size
2,330 SF
Car Wash: 787 SF
Convenience Store: 890 SF
Office Area: 653 SF

Site Area 12,078 SF

Lot Dimensions 10.06 meters x 37.19 meters

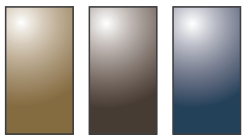
Zoning C3 (Highway Commercial)

Property Taxes \$12,335.10 (2023)

Construction Concrete Block

Highlights

- Transferable licensed Shell Dealer
- 6 Years remaining on existing Shell contract with a 5 Year extension available
- Approximately \$35,000 of inventory within the Convenience Store
- 4 New Dispensers in 2019 - 2 Gas & 2 Gas + Diesel (4 pumps, with 8 fueling stations)
- Building and land are on 3 lots
- Environmental Assessment done in 2020
- Renovated in 2001 (See next page for details)



Blackstone

Property Details

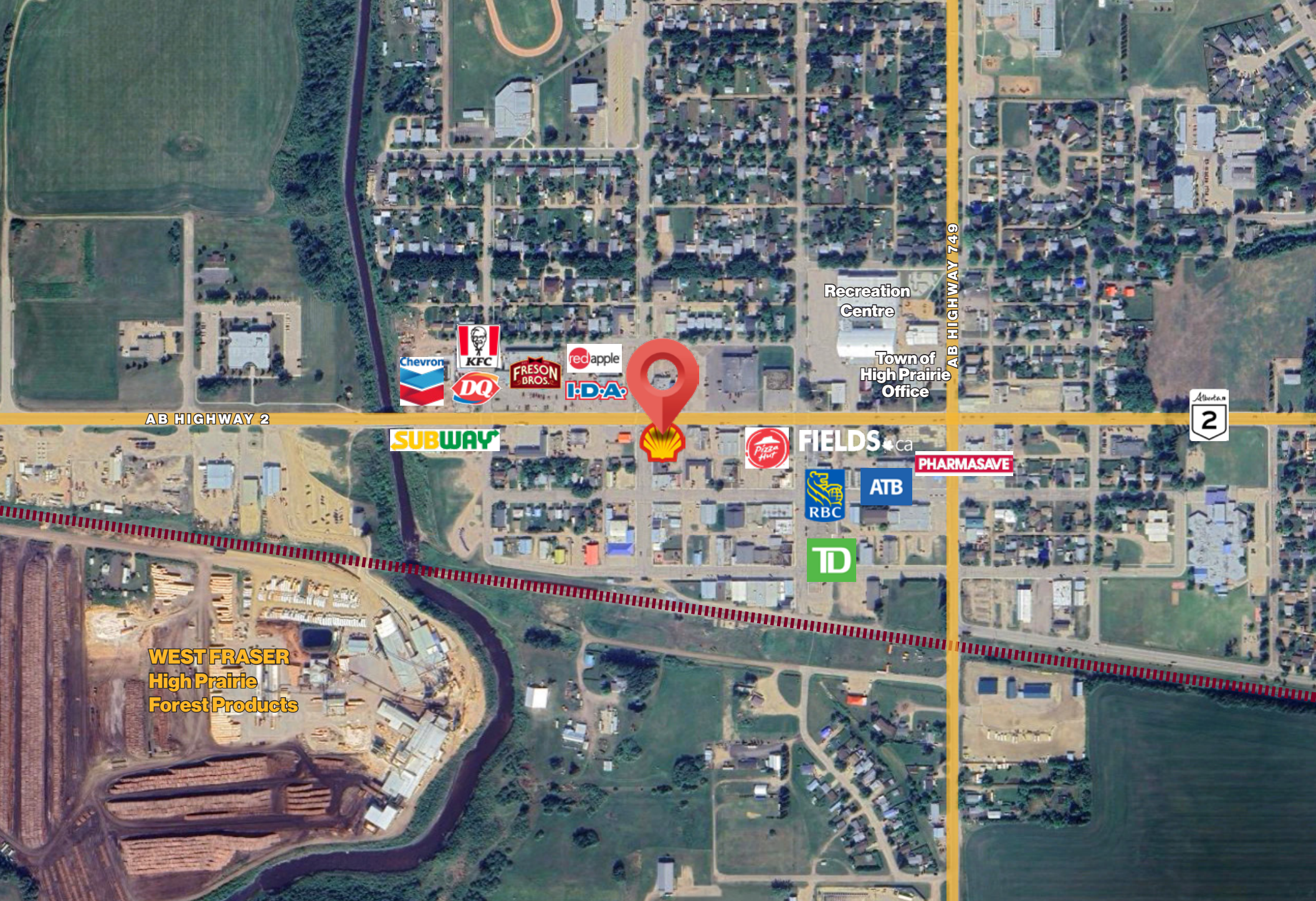
5217 50 Street | High Prairie, AB

Turnkey Shell & Convenience Store



Renovations

- The current building site underwent redevelopment in 1992, with the construction of a Car Wash and Convenience Store, reaching completion in 1993. Since its completion in 1993, the property has been consistently maintained and improved by its owners.
- The owners have consistently invested in property upkeep, including flooring replacements, indoor and outdoor lighting upgrades, counter top enhancements, storage shelving installations, and interior painting.
- In 2010, a notable renovation saw the replacement of the slant roof of the car wash, enhancing its structural integrity and longevity. Additionally, the public-use washroom facilities underwent a comprehensive refurbishment in 2014, ensuring continued functionality and aesthetic appeal.
- While the specific renovations before 2007 remain unknown, the ongoing dedication to property upkeep and enhancement underscores the commitment of the current owners to maintain the property's value and appeal.



AB HIGHWAY 2

AB HIGHWAY 749



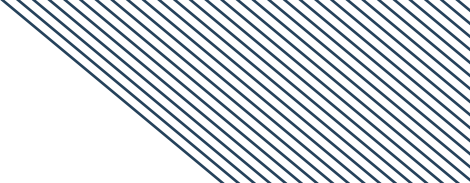
Recreation Centre

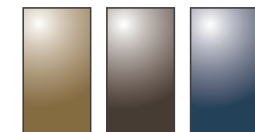
Town of High Prairie Office

WEST FRASER
High Prairie
Forest Products

Mahmud Rahman VP /Associate
P 403.930.8651
E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate
P 403.930.8649
E rwiens@blackstonecommercial.com





Blackstone

Thank you for your Interest



BlackstoneCommercial.com

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



Mahmud Rahman *VP /Associate*

P 403.930.8651

E mrahman@blackstonecommercial.com



Randy Wiens *Senior Associate*

P 403.930.8649

E rwiens@blackstonecommercial.com