

# \$2,370,000 - 5148 54 Street, Viking

MLS® #A2212794

**\$2,370,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.69 Acres

Viking, Viking, Alberta

Located at the intersection of Hwy#34 and Hwy#14, this site offers excellent visibility to south bound traffic along Highway #36. The location provides superb accessibility, with the service road beginning nearby. The large site size of 2.69 acres includes 275 feet of frontage to the service road running parallel to Highway #36.

The gas station features four newer style double/quad gas pumps offering a choice of three types of gas, and two double diesel pumps under a canopy, all equipped with card readers. Additionally, there are five gas pumps without card readers that offer marked and unmarked gas and diesel, located in a separate area for easy access to trucks pulling tandem axle trailers. The station also includes a propane dispenser, one touchless car wash, one outdoor drive-through self car wash, and a large, nicely finished convenience store with snacks, hot food, a coffee bar with table seating, and a variety of hot and cold drinks.

Expansion Opportunities : The owner is working to put the carlock with Fyling J There is ample space to add franchise fast food options like Tim Hortons and A&W, which will significantly increase revenue. . This would be an excellent opportunity for a husband-and-wife operation.

Revenue ) 2023 : \$3,331,409, 2024 :

\$3,366,353 ,Gross Margin ) 2023

:\$573,297,2024 : \$527,946,GAS

Volume)2023:1,363,000L, 2024:1,346,000 L.



Built in 2003

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2212794    |
| Price      | \$2,370,000 |
| Bathrooms  | 0.00        |
| Acres      | 2.69        |
| Year Built | 2003        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 5148 54 Street |
| Subdivision | Viking         |
| City        | Viking         |
| County      | Beaver County  |
| Province    | Alberta        |
| Postal Code | T0B 4N0        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 72               |
| Zoning         | C2               |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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