

AVISON
YOUNG

FOR SALE

PETRO-CANADA FUEL STATION

73 Superior Street, Devon, AB | RECEIVERSHIP SALE





EXECUTIVE SUMMARY

Receivership Sale

Avison Young is pleased to present the exclusive opportunity to acquire a 100% freehold interest in Petro-Canada Fuel Station (the “Property”), located at 73 Superior Street, Devon, Alberta.

The Property consists of a 2,900 square foot convenience store with an additional 1,893 square foot fuel canopy, situated on a 0.34-acre site. Zoned C3 “Commercial Corridor”, the Property benefits from strong visibility from Highway 60 and accessibility within Devon’s primary commercial node. Tenanted by DP Oil OP Ltd. o/a Petro-Canada, the fuel banner provides national brand recognition and consistent customer traffic.

Strategically positioned along Highway 60, within Devon’s established retail corridor, the Property is surrounded by complementary commercial uses and benefits from steady local traffic and residential density in the immediate trade area. The site configuration supports efficient vehicular circulation and strong street presence, making it a key service-oriented destination within the community.

This offering represents an opportunity to acquire a well-located fuel and convenience asset in a stable Alberta market.

Please contact a member of the advisory team for additional information.

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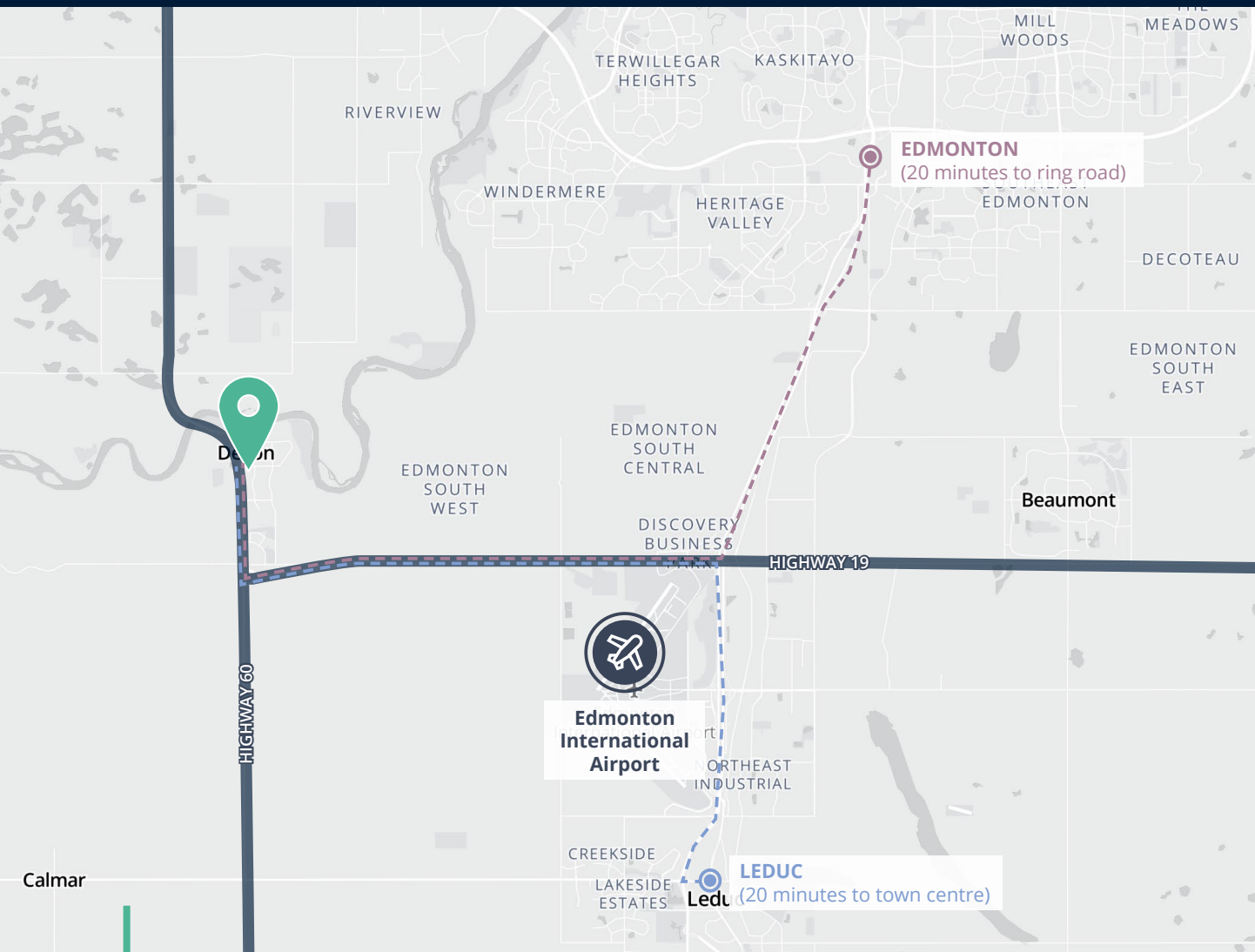
james.robertson@avisonyoung.com

SIGN CONFIDENTIALITY AGREEMENT

LOCATION OVERVIEW

CONNECTIVITY

The Property is strategically located in the Town of Devon, approximately 26 kilometres southwest of Edmonton, with direct access to Highway 60 and close proximity to Highway 19. These key transportation corridors provide efficient north-south and east-west connectivity to Edmonton, Leduc, Nisku Industrial Business Park, and the Edmonton International Airport. The location benefits from strong commuter traffic and serves as a primary fuel and convenience stop for residents, industrial workers, and regional travelers within the Greater Edmonton Area.



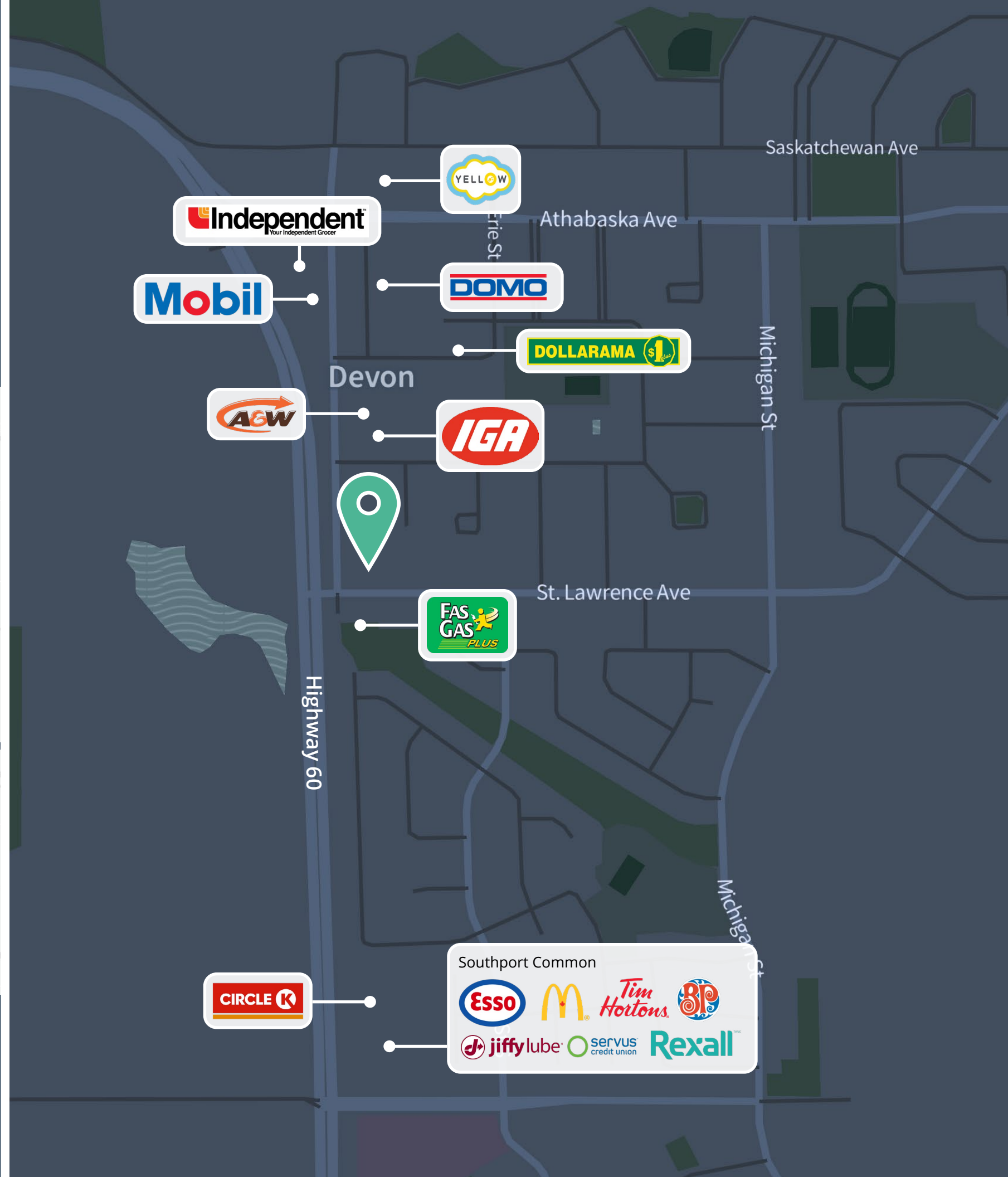
DRIVE TIMES

15 MINS
NISKU

20 MINS
WEST EDMONTON

20 MINS
SOUTH EDMONTON

20 MINS
LEDUC



PROPERTY OVERVIEW

PETRO-CANADA FUEL STATION

MUNICIPAL ADDRESS

73 Superior Street, Devon, AB

LEGAL DESCRIPTION

3494TR;17; 9B,9C

SITE SIZE

0.34 acres

LAND USE

C3 - Commercial Corridor

LEASEABLE AREA

C-Store: 2,900 SF Canopy: 1,893 SF

FUEL BANNER AND TENANTS

DP Oil OP Ltd. o/a Petro-Canada

MECHANICAL SYSTEMS

Fuel Pumps: 4-dual dispensing fuel pumps
Underground Tanks: 25,000 L & 50,000 L

FUEL SUPPLY AGREEMENT

Term: December 2034

TRAFFIC COUNT

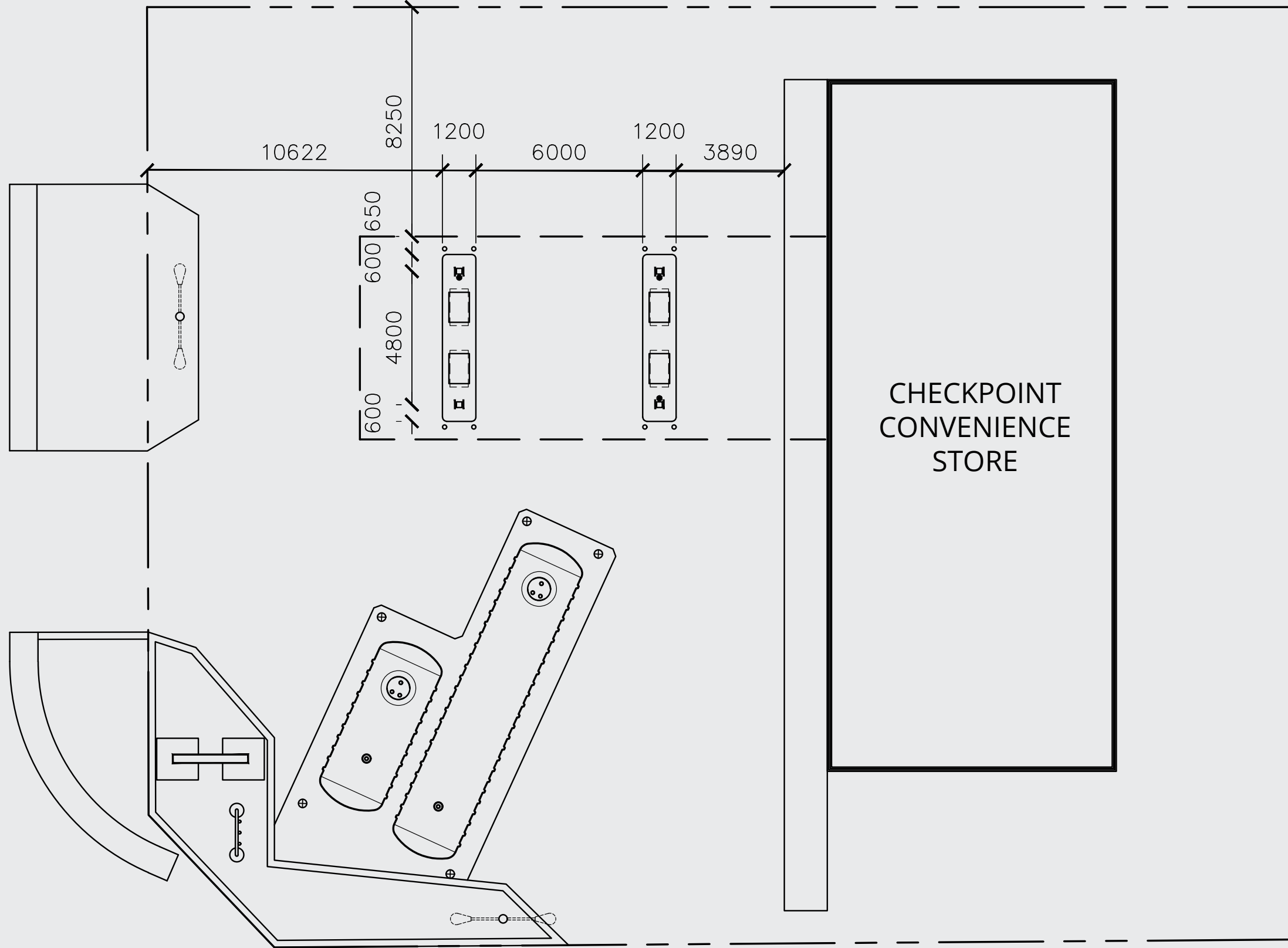
16,557 AADT (Highway 60)



SITE PLAN

**PETRO-CANADA
FUEL STATION**

SUPERIOR STREET



LAWRENCE AVENUE

GET IN TOUCH.

EDMONTON CAPITAL MARKETS

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