



GRASSROOTS
REALTY GROUP

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**Lot D Main Street
Grovedale, Alberta**

MLS # A2276299



\$399,900

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,449 sq.ft.

Zoning: HC

Heating: High Efficiency, Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Inclusions: All contents, shelving & equipment in building including walk in beer cooler, 4 pop coolers, 2 glass top freezers (ice cream freezers), 3 chest freezers, 3 stand up freezers, walk in freezer, ice freezer, all kitchen equipment, fridge, stove, microwaves, pizza oven, mixer,

Iconic Grovedale commercial property situated on a highly desirable 2.82 acre parcel with excellent highway exposure. This versatile property offers numerous possibilities—continue operating as a food and liquor store or repurpose the site for a new business venture. Strategically located along Highway 666, the property benefits from outstanding access and visibility, capturing steady local traffic as well as significant volume from oil, gas, and logging industry workers travelling the corridor. All existing store fixtures are included in the sale, providing a turnkey opportunity for the right buyer. The building features an updated basement with a new furnace, along with select plumbing and electrical upgrades. An excellent opportunity for owner-operators or investors seeking a well-located commercial property. Contact a Commercial Realtor for further details or to arrange a viewing.