



GRASSROOTS
REALTY GROUP

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MLS # A2287026

Bow Island, Alberta



\$550,000

Division: Bow Island

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,691 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: check equipment list

Own a thriving, turnkey business in the growing community of Bow Island, Alberta. This well-established grocery store offers a loyal customer base, strong local reputation, and fully operational business model positioned for immediate success from day one. This impressive 2-story building adds exceptional value with two upper-level rental units currently generating \$2,200/month in additional income, creating a built-in secondary revenue stream. For owner-operators, the upper level also offers the flexibility to live on-site, making this an ideal opportunity for families seeking both business ownership and real estate investment under one roof. Whether you're an entrepreneur, investor, or family looking to secure a profitable operating business while building long-term asset value, this property delivers lifestyle, income, and growth potential. Sellers are open to vendor take-back financing or lease-to-own options, offering flexible pathways to ownership. Showings by appointment only during business hours. Purchase price is plus inventory.