



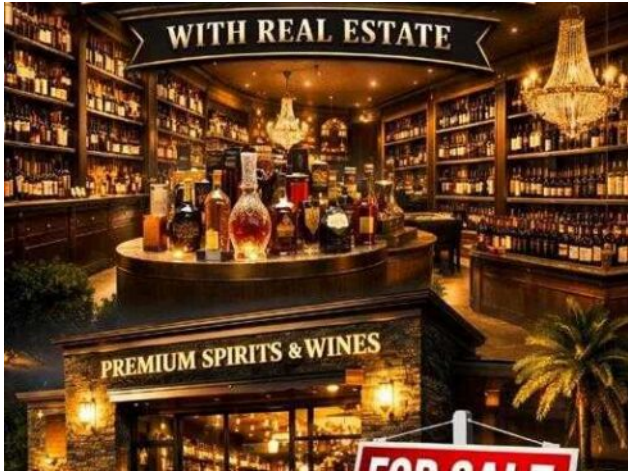
GRASSROOTS
REALTY GROUP

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MLS # A2294829

Edmonton, Alberta

\$2,250,000



Division: Edmonton
Type: Retail
Bus. Type: Food & Beverage ,Liquor Store ,Retail
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 2,495 sq.ft.
Zoning: CB1

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -
Inclusions: Call Lister	

Yes, you heard that right! How often do you come across a real estate opportunity that comes with a fully operational liquor store? We're excited to present a prime liquor store listing in SW Edmonton, located in a bustling, high-traffic area – a rare find you won't want to miss! Offering approximately 2,500 +/-sq. ft. of well-appointed retail space, this turnkey operation provides excellent visibility and consistent customer traffic. The purchase price includes both the real estate and the business. Inventory is extra and features a large selection of high-end wines. The premises include a separate wine cellar area, packaging and beer storage space, luxury improvements, and two separate entrance/exit doors for enhanced security. Potential to host wine tastings (subject to municipal permits). The business is currently closed as the owner has relocated overseas; however, it previously maintained a strong reputation in the market. This is an ideal opportunity for an owner-operator or investor. The seller is also open to buy the business and lease the space with market rent, with an option to purchase the real estate within 1–2 years at market value.