



GRASSROOTS
REALTY GROUP

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103 Centre Street
Vulcan, Alberta

MLS # A2303828



\$425,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,300 sq.ft.

Zoning: C-1

Heating: Natural Gas

Floors: -

Roof: Flat Torch Membrane

Exterior: -

Water: -

Sewer: -

Inclusions: Shelving

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Here's your chance to own a well-established retail business in the vibrant downtown core of Vulcan, Alberta. This independently operated "dollar store"-style business offers a wide variety of everyday essentials and specialty items, making it a go-to destination for locals and visitors alike. The sale includes both the building and the business, providing a true turnkey opportunity for an entrepreneur looking to step into an existing operation. Inventory is in addition to the purchase price. The building, constructed in 1980, offers approximately 6,300 square feet of retail and storage space (60' x 105'). The roof has been updated with torch-on membrane, offering added durability and peace of mind. Inside, the space is well laid out with a large retail area, rear storage, and two staff washrooms. The business currently features a diverse product mix including craft supplies, clothing, toys, balloons, office supplies, candy, and more—appealing to a broad customer base. Located along Centre Street, the property benefits from excellent visibility and steady foot traffic. There is convenient street parking out front, along with a paved parking lot at the rear for customers and staff. Whether you're looking to expand your portfolio or step into small-town business ownership, this is a fantastic opportunity in a supportive community. For more information or to schedule a viewing, please contact your REALTOR.