



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2305056

Lloydminster, Alberta



\$324,999

Division: Lloydminster

Type: Business

Bus. Type: Commercial ,Liquor Store ,Mixed,Retail

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,150 sq.ft.

Zoning: CS

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

This well-established liquor store presents an excellent opportunity to acquire a proven and profitable retail business with strong annual sales ranging from approximately \$1.2M to \$1.3M and an estimated gross margin of around \$300K. With affordable monthly rent of only \$6,333, the business maintains manageable overhead and healthy operating margins. Positioned along a busy, high-exposure corridor, the store benefits from steady traffic, strong visibility and convenient access for customers from nearby residential communities and commercial areas. Backed by consistent performance, repeat clientele and a desirable location, this business is well-suited for an owner-operator or investor looking for a stable, income-generating opportunity in a growing market.