



GRASSROOTS
REALTY GROUP

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4934 50 Avenue
Kitscoty, Alberta

MLS # A2306015



\$400,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	Butcher, Convenience Store, Gas Station, Retail
Sale/Lease:	For Sale
Bldg. Name:	Kitscoty Meats & Convenience Store
Bus. Name:	-
Size:	3,392 sq.ft.
Zoning:	Commercial District

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.17 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	Please contact Listing Agent.		

Are you looking for an affordable Diversified Business in a Great Community? If yes, then it's time to seriously consider this turn-key business & property that operates daily as a going concern! Long-term Convenience Store, Gas Bar, and Meat Shop is available with all equipment & real estate included. Inventory to be purchased separately by Buyers at the time of Possession. Strong opportunity to expand sales in all areas from Convenience Store & Fuel Sales, to some hot food sales, and larger Meat Shop area with Retail Coolers, Freezers & Smoker. Partial Basement also previously served as a Liquor Store with a separate front entrance & wider stairs. This space could be redeveloped for another retail business or perhaps rented out as Office Space? Great opportunity for several partners or a Family Business. Please do not attend the Business and approach staff about the Listing. Contact Agent for more details.