



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10141 13 Ave
Edmonton, Alberta

MLS # A2319546



\$340,000

Division: Ellerslie

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: NA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Business offered for sale as an operating retail business. Listing price includes goodwill, trade name, fixtures, equipment, leasehold interest where assignable, and other business assets owned by the Seller, but excludes inventory.

Excellent opportunity to acquire a profitable and well-established cigar, tobacco, and vape retail business located approximately one hour south of Edmonton. Operating for approximately 16 years, this turnkey business has built a strong local reputation, a loyal customer base, and consistent revenue within a regulated specialty retail category. This business is well-suited for an owner-operator, family ownership, or an investor seeking an established retail operation with existing systems in place. The business benefits from consistent customer traffic, manageable operations, low staffing requirements, low rent, and a proven history in the community. Current ownership has developed a reliable foundation with repeat customers, established supplier relationships, organized operations, and an easy-to-understand business model. The business also offers attractive operating hours compared to many similar stores, creating potential upside for a new owner who may wish to expand hours, broaden product selection, improve local marketing, strengthen customer loyalty programs, and grow compliant online sales where permitted. Asking price is \$340,000 plus inventory. With an established customer base, long operating history, manageable overhead, and room for continued growth, this is an excellent opportunity for a qualified buyer seeking a stable business with existing cash flow and future upside.