

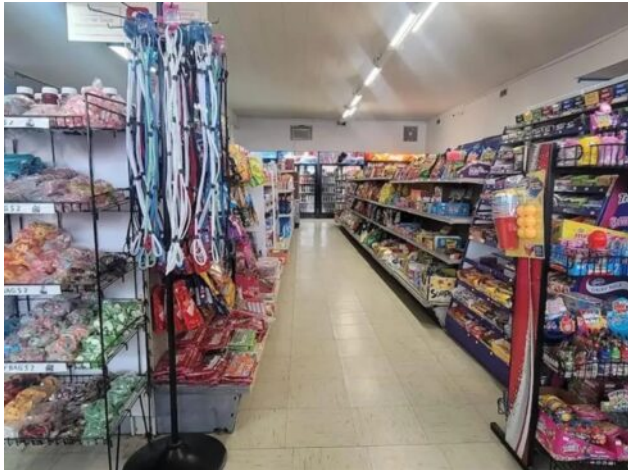


GRASSROOTS
REALTY GROUP

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423, 2 nd Avenue N
Vauxhall, Alberta

MLS # A2320449



\$889,000

Division:	NONE
Type:	Retail
Bus. Type:	Grocery, Liquor Store
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,000 sq.ft.
Zoning:	C

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	TBD

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Excellent opportunity to acquire a well-established grocery store and liquor store being sold together in the welcoming community of Vauxhall, Alberta. Conveniently located approximately 1.5 hours southeast of Calgary, Vauxhall serves as a hub for the surrounding agricultural area and enjoys steady local and regional customer traffic. This profitable business has demonstrated strong sales performance and offers multiple revenue streams through both grocery and liquor operations. The current owner has successfully operated the business for 11 years and is retiring, creating an exceptional opportunity for a new owner to take over a proven operation. No prior industry experience is required, as the business is well-established and can be learned and managed by motivated owner-operators. Ideal for families, entrepreneurs, or investors seeking a turnkey business with a loyal customer base, strong revenues, and significant future potential.