



**MLS # A2322788**

**Airdrie, Alberta**

**\$350,000**



<b>Division:</b>	Airdrie
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,087 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** POS System, Security Cameras

Rare opportunity to acquire a highly profitable, long-established liquor store generating over \$1.4M in annualized revenue with seller-reported earnings of approximately \$200K annually, all while benefiting from exceptionally LOW RENT of only \$4,100 per month. Operating successfully for more than 10 years, this turnkey business is situated in a high-exposure retail plaza in central Airdrie with strong vehicle traffic, excellent visibility, and consistent foot traffic from surrounding residential communities and neighbouring businesses. The efficient footprint keeps operations manageable while maximizing profitability. Sale includes fixtures, shelving, POS systems, and operational equipment for a seamless transition to new ownership. Approximately \$300,000 in inventory is available and sold separately at cost. Opportunities offering this combination of strong revenue, attractive earnings, low occupancy costs, established operations, and long-term stability are rarely available. Confidential sale. NDA required prior to release of financial statements, business name, and location details. Qualified buyers only. Proof of financial capacity or lender pre-approval required before confidential information will be provided. DO NOT APPROACH STAFF OR CUSTOMERS. ALL INQUIRIES MUST BE DIRECTED THROUGH THE LISTING AGENT.