

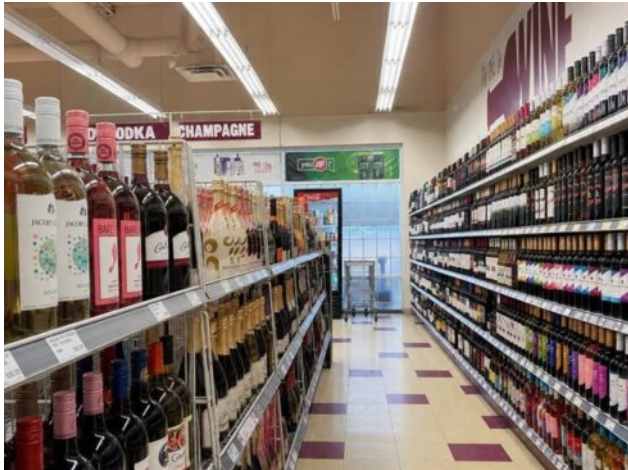


GRASSROOTS
REALTY GROUP

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MLS # A2328243

Out of Province_Alberta, Alberta



\$769,000

Division: Out of Province_Alberta

Type: Retail

Bus. Type: Liquor Store

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 670 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: The seller will provide an equipment list.

Exceptional opportunity to acquire two established liquor stores in Northern Alberta. Strategically located in prime commercial centres with strong visibility and convenient customer access, these businesses generate approximately \$3.0 million in combined annual sales. The current owner is not actively involved in the day-to-day operations, creating a compelling opportunity for an owner-operator to significantly improve profitability through hands-on management, labour optimization, inventory control, and enhanced operational efficiency. The businesses benefit from a diversified customer base supported by the oil & gas, forestry, service industries, and local residents. Inventory is extra to the purchase price. An excellent opportunity for an experienced operator or investor seeking a multi-location business with substantial upside potential.