



**GRASSROOTS**  
REALTY GROUP

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15508 93a Avenue NW  
Edmonton, Alberta

MLS # A2329521



**\$299,900**

Division: Sherwood

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,315 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Furniture, Fixtures & Equipment

Incredible chance to acquire a fully set-up liquor store business in a high-traffic Edmonton location. The store offers 2,315 sq. ft. of retail space with a transferable lease at approx \$10,600 per month. Situated in an established residential area and positioned next to the upcoming LRT line, the location offers excellent accessibility and strong long-term potential. Liquor retail remains an in-demand business category, making this an attractive opportunity for an owner-operator or investor looking to enter the industry with an existing setup already in place. The sale includes the business assets, fixtures, equipment and existing store improvements. Inventory is not included in the purchase price and will be sold separately. A great opportunity to acquire a ready-to-operate retail setup in a well-positioned Edmonton location with high traffic, convenient parking and future transit connectivity. Lease transfer is subject to landlord approval.