



GRASSROOTS
REALTY GROUP

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MLS # A2332406

Stettler, Alberta



\$899,000

Division: Stettler

Type: Retail

Bus. Type: Grocery

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,536 sq.ft.

Zoning: R2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.19 Acre

Sewer: -

Lot Feat: -

Inclusions: The seller will provide an equipment list.

Excellent opportunity to acquire a well-established convenience store with real estate included in Stettler, Alberta. This profitable owner-operated business generates over \$1.07 million in annual sales with a strong 26.8% gross profit margin and approximately \$208,000 in adjusted owner-operator income. The property features a stand-alone 1,536 sq. ft. building situated on an 8,282 sq. ft. lot, offering excellent visibility, easy access, and the added benefit of owning the real estate. Currently operated by the owners with only one part-time employee, this is an ideal opportunity for a hands-on owner-operator or family business. The roof was renovated in 2020. Conveniently located approximately 80 km from Red Deer, 180 km from Edmonton, and 220 km from Calgary. The seller will provide comprehensive training to ensure a smooth transition. Inventory is additional to the purchase price.