



GRASSROOTS
REALTY GROUP

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**610 2 Avenue W
Hanna, Alberta**

MLS # A2332619



\$2,000,000

Division: Hanna

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 19,200 sq.ft.

Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Inventory of retail fixtures and equipment- Appendix A

Own a well-established supermarket business along with the 18,000-square-foot commercial building and land in a thriving community with a steadily growing population. This is a rare opportunity to purchase a turnkey business in an excellent location with strong visibility, a loyal customer base and outstanding potential for future growth. Situated on a large lot with ample parking and easy access, the property offers room for future expansion while benefiting from a strong community presence. The fully equipped supermarket features dedicated areas for: * Full-service bakery * Meat processing facility and fresh meat department * Frozen foods * Fresh produce (fruits and vegetables) * Pharmacy location * General retail merchandise A valuable addition is the 90' x 20' self-contained greenhouse, providing opportunities for seasonal plants or expanding your product offerings and a additional 1,200 sq. ft. warehouse/storage area with high-bay pallet racking. The sale includes the operating business, the commercial building and the land, allowing a new owner to step into an established operation with significant growth potential. The spacious, versatile layout also offers flexibility for additional retail concepts or future business expansion. Located in a growing community with increasing demand and an excellent location, this property is an exceptional investment for entrepreneurs, investors or established operators looking to expand. Don't miss this rare opportunity to purchase a successful business, own the real estate and invest in your future. Contact us today for more information or to arrange a private viewing.