



GRASSROOTS
REALTY GROUP

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218 4 Avenue
Stirling, Alberta

MLS # A2339885



\$849,000

Division:	NONE
Type:	Retail
Bus. Type:	Gas Station , Grocery
Sale/Lease:	For Sale
Bldg. Name:	Street Side Market
Bus. Name:	-
Size:	3,690 sq.ft.
Zoning:	Commercial

Heating:	-
Floors:	-
Roof:	Metal
Exterior:	Wood Frame
Water:	-
Sewer:	-
Inclusions:	Land, Buildings & Equipment

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.28 Acre
Lot Feat:	-

Established Business & Development Opportunity in Stirling, Alberta A great opportunity to own an established and successful small-town business in Stirling, Alberta. Streetside Market combines a gas station, convenience/grocery store and restaurant, offering multiple revenue streams from one location. Its the only store like this in town. The Streetside Market has been in operation since 2011 has built a strong reputation for competitive fuel prices, friendly service and serving the needs of the local community. The market provides essential grocery items and convenience-store products, while the restaurant offers popular fast food favourites , with seating available for customers. A major added opportunity is the potential to develop a car wash on the property. There is sufficient land available, and the current owner has already completed preliminary work with the municipality regarding the concept. With the appropriate application and approvals, a car wash is considered a strong possibility, providing an excellent opportunity to add another revenue stream to an already established business. Streetside Market is a well-known and important business in the Stirling community, offering an excellent opportunity for an owner-operator or investor to take over a proven business and build on its existing success while adding future development potential.