



**349 9 Street E  
Brooks, Alberta**

**MLS # A2115275**



**\$550,000**

**Division:** East End

**Type:** Retail

**Bus. Type:** Liquor Store

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** Eastend Liquor

**Size:** 4,061 sq.ft.

**Zoning:** C-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All equipment and furnishing used in daily operations of liquor business. Inventory is not included in the sale price.

Great liquor business with building! Liquor store is located in the East end of Brooks, lots of residential areas surrounding. Next door to a busy pub with VLT's, down the street from a Circle K Convenience. Sales are solid with a good profit margin. Limited competition in this area of Brooks, with lots of repeat clientele. Store area is roughly 2700sq.ft. with large cooler, back loading dock, and plenty of storage. The second unit is currently used for storage, and can be leased out to a number of different businesses. There is a possibility to open a cannabis or Smoke shop in the vacant unit. Seller will provide full training for liquor store operations.