

MLS # A2249876

Lloydminster, Alberta



## \$399,999

Division:	Lloydminster
Type:	Business
Bus. Type:	Commercial ,Liquor Store ,Mixed,Retail
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,150 sq.ft.
Zoning:	CS

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	None		

This well-established and profitable liquor store generates strong annual sales of \$1.3M to \$1.5M with an impressive approx. \$350K gross profit. The business benefits from a low monthly rent of just \$6,333, keeping overhead costs down and margins healthy. Strategically located along a high-traffic corridor, the store enjoys excellent visibility and steady footfall from both surrounding residential neighborhoods and nearby commercial hubs. With consistent profitability, a loyal customer base, and a prime location, this is an outstanding opportunity for entrepreneurs or investors seeking a thriving and proven retail business in a growing market.