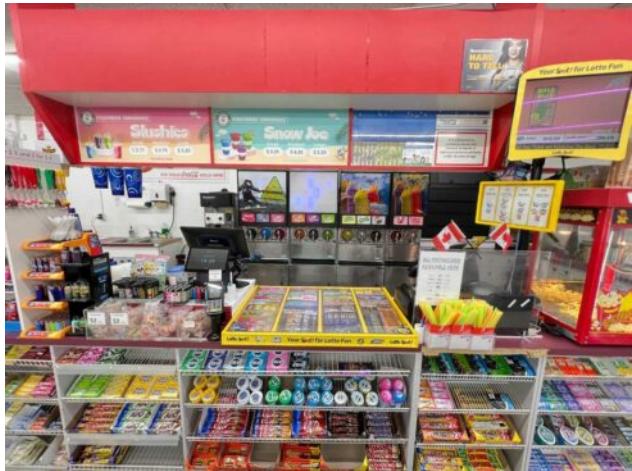




MLS # A2261174

Strathmore, Alberta

\$389,999



Division: Strathmore

Type: Retail

Bus. Type: Commercial, Convenience Store, Liquor Store, Mixed, Retail

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,013 sq.ft.

Zoning: Unknown

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Well-established convenience store located in downtown Strathmore. Generating over \$1M in annual gross revenue, this store offers steady sales, a loyal customer base, and excellent growth potential. Features high margins on slushies, Snow Joe, and vape products, plus generates an additional \$400 fixed monthly rent from ATM and Bitcoin machines. With a very low monthly rent of only \$4,040 (including common area maintenance), this is a turnkey opportunity ideal for an owner-operator or investor seeking a proven profitable business.