

**MLS # A2278632**

**Edmonton, Alberta**

# \$280,000

**Division:** Edmonton

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,294 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

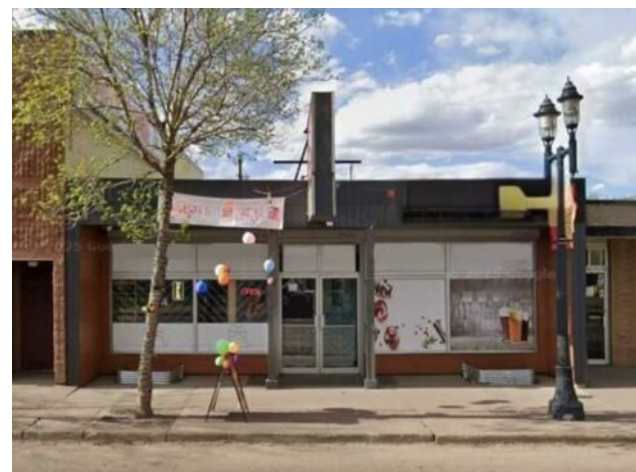
**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All equipment included.



Well-established liquor store business and asset sale opportunity in Edmonton, offering approximately 2,294 SF of well-laid-out retail space with excellent rent at \$4,500 per month. The store features an amazing and diverse selection of wines, spirits, and beers, catering to a loyal customer base and strong repeat business. A finished basement adds valuable flexibility and can be utilized for storage or office space, enhancing operational efficiency. The business demonstrates good revenue with solid fundamentals, making it an attractive opportunity for both owner-operators and investors looking to acquire a proven liquor retail operation in a desirable market.