

# LIQUOR & CONVENIENCE STORE WITH LIVING QUARTER



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## Edmonton Alberta

\$1,225,000

Turn-Key LIQUOR STORE & CONVENIENCE STORE with Owners Quarters. Thriving Greater Edmonton Region (30 Mins from City Limits) Asset Type: Real Estate & Business (Inventory Extra) Executive Summary A rare opportunity to acquire a profitable LIQUOR STORE & CONVENIENCE STORE with property just 30 minutes from Edmonton. Positioned in a growing community, this turn-key operation with a brand-new building (2025). Featuring modern living quarters on-site, it is perfectly optimized for a family-run business or an investor expanding their portfolio. Owners are retiring after years of successful operation. Investment Highlights Premium 2025 Construction: Completely rebuilt with high-efficiency HVAC, new electrical, and modern fixtures for maintenance-free operation. Strategic Regional Growth: Ideally located to directly benefit from the massive economic growth and heavy industrial activity driving the immediate region. On-Site Living Quarters: Impeccably finished accommodations, perfect for owner-operators to eliminate commutes. Efficient Logistics & Operations: Features a grade-level rear loading bay and an optimized retail layout designed for low overhead and minimal staffing. Proven Financials: Strong, steady revenue history backed by a loyal local customer base. Confidentiality & Terms Inventory: Not included in asking price; valued at cost prior to closing. NDA Required: Location, financial statements, and business name will only be disclosed upon receipt of a signed Non-Disclosure Agreement. NOTICE: Please respect the owners' privacy. Do not approach or contact staff under any circumstances. All inquiries and viewings must be strictly coordinated through the listing agent. (id:6769)

Listing Presented By:



Originally Listed by:  
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