LIQUOR & CONVENIENCE STORE WITH LIVING QUARTERS



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Edmonton Alberta

$1,225,000

Turn-Key LIQUOR STORE & CONVENIENCE STORE with Owners QuartersThriving Greater Edmonton Region (30 Minutes from City Limits)Asset Type: Real Estate & Business (Inventory Extra)Executive SummaryA rare opportunity to acquire a profitable liquor store and convenience store with property, located just 30 minutes from Edmonton.Positioned in a growing community, this turn-key operation features a brand-new building completed in 2025. With modern on-site living quarters, the property is ideally suited for a family-run operation or an investor looking to expand their portfolio.The owners are retiring after years of successful operation.Investment HighlightsPremium 2025 Construction:Completely rebuilt with high-efficiency HVAC, new electrical systems, and modern fixtures, providing an efficient and low-maintenance operating environment.Strategic Regional Growth:Located within the Greater Edmonton Region, an area experiencing significant industrial and infrastructure investment. Meta recently announced a major $13+ billion AI data centre development in Sturgeon County, representing one of the largest private-sector investments in Alberta and adding to the broader economic momentum across the Edmonton region.On-Site Living Quarters:Well-finished accommodations provide an excellent option for an owner-operator, helping eliminate commuting and providing convenient access to the business.Efficient Logistics & Operations:Features a grade-level rear loading bay and an optimized retail layout designed for efficient operations, low overhead, and minimal staffing requirements.Proven Financials:Strong and consistent revenue history supported by an established and loyal local customer base.Confidentiality & TermsInventory:Inventory is not included in the asking price and will be valued at cost prior to closing.NDA Required:Business name, exact location, financial information, and addit...

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