



# HIGH END — LIQUOR STORE

**BUSINESS FOR SALE**

TURNKEY OPERATION | ESTABLISHED CLIENTELE  
STRONG FINANCIALS | GROWTH POTENTIAL



**INCLUDES REAL ESTATE**

PREMIUM LOCATION | HIGH TRAFFIC AREA  
MODERN FACILITY | AMPLE PARKING



WELL CURATED INVENTORY



PROVEN PROFITABILITY



LOYAL CUSTOMERS



HIGH VISIBILITY LOCATION



OWN A THRIVING BUSINESS WITH PRIME REAL ESTATE



## 2041 163 Street Edmonton Alberta

\$2,250,000

Yes, you heard that right! How often do you come across a real estate opportunity that comes with a fully operational liquor store? We're excited to present a prime liquor store listing in SW Edmonton, located in a bustling, high-traffic area - a rare find you won't want to miss! Offering approximately 2,500 +/-sq. ft. of well-appointed retail space, this turnkey operation provides excellent visibility and consistent customer traffic. The purchase price includes both the real estate and the business. Inventory is extra and features a large selection of high-end wines. The premises include a separate wine cellar area, packaging and beer storage space, luxury improvements, and two separate entrance/exit doors for enhanced security. Potential to host wine tastings (subject to municipal permits). The business is currently closed as the owner has relocated overseas; however, it previously maintained a strong reputation in the market. This is an ideal opportunity for an owner-operator or investor. The seller is also open to buy the business and lease the space with market rent, with an option to purchase the real estate within 1-2 years at market value. (id:6769)

Listing Presented By:



Originally Listed by:  
LPT Realty



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