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4305 57 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lloydminster, Alberta



Listing ID:
28345


MLS ID:
A2151558

\$799,900



 **WADE GRAHAM**
 (780) 808-2700

 **RE/MAX OF LLOYDMINSTER**
 780-808-2700

 4305 57 Avenue , Lloydminster , Alberta T9V1Y4

Transaction Type For Sale	Days On Market 303	Zoning C2
Subdivision Southridge	Building Type Retail	Year Built 2002
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Legal Plan 7621667	Building Area (Sq. Ft.) 4200.00	Building Area (Sq. M.) 390.19
Inclusions NA	Restrictions None Known	Reports None

Seize the chance to own a distinguished retail business with a rich history of success! Established in 1994, this highly reputable store has built a strong legacy as the go-to destination for high-quality, Canadian-crafted products and premium imports from around the world. Offering an exceptional selection of curated brands—including Glerups, Manitobah Mukluks, Laurentian Chief, Vionic Footwear, and Smartwool—the store also features exquisite bedding and luxurious sheepskins. With impressive financials and annual sales exceeding \$1,000,000, this turn-key operation presents a remarkable investment opportunity. Recent renovations have expanded the sales floor, creating a modern and inviting retail environment designed to support future brand growth. Additionally, the store's online Shopify platform, already contributing to 10% of sales, has significant untapped potential for further digital expansion. With a strong and loyal customer base, excellent visibility, ample parking, and steady local support, this business is positioned for long-term success. Are you passionate, creative, and business-savvy? Do you have experience in retail, social media, or brand management? If so, this could be the perfect venture for you! With the potential to recoup your investment within 5-7 years, this is a rare opportunity to take ownership of a well-established, profitable business with an exciting future. Serious inquiries only. Contact us today to learn more and take the first step toward owning this thriving enterprise!

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