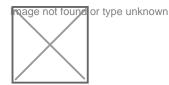


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**2** (780) 808-2700

□ RE/MAX OF LLOYDMINSTER

**2** 780-808-2700

4305 57 Avenue , Lloydminster , Alberta T9V1Y4

Transaction TypeDays On MarketZoningFor Sale303C2

SubdivisionBuilding TypeYear BuiltSouthridgeRetail2002

Structure Type Property Type Property Sub Type

Retail Commercial Business

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

7621667 4200.00 390.19

InclusionsRestrictionsReportsNANone KnownNone

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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