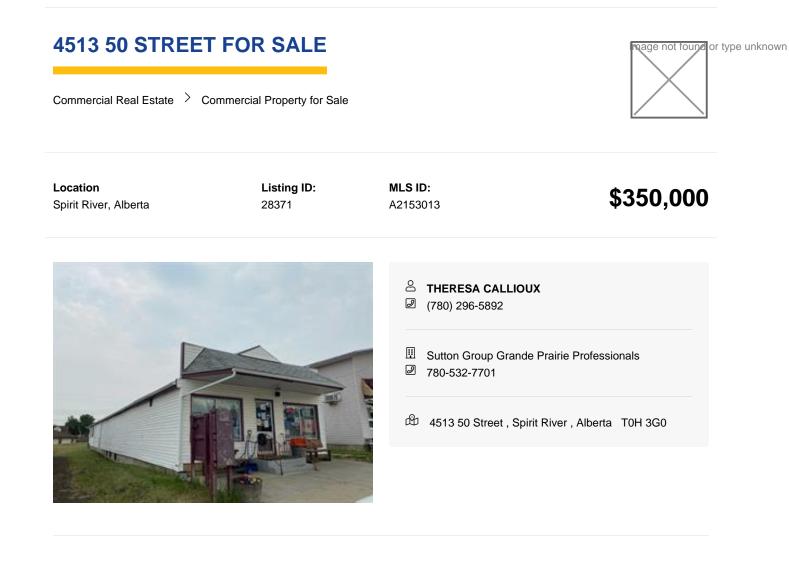


**Generated:** May 1, 2025, 17:30:39

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.



Transaction Type For Sale

Subdivision NONE

Structure Type Retail

Legal Plan 7059BD

Foundation Poured Concrete

Reports None Days On Market 278

Building Type Commercial Mix,Retail

Property Type Commercial

Building Area (Sq. Ft.) 3000.00

**Inclusions** n/a Zoning com

Year Built 1947

Property Sub Type Business

Building Area (Sq. M.) 278.71

Restrictions None Known

Turn key business that is long term and doing great in Spirit River. If you are looking for a new business this could be the one for you. It is a great revenue generator, business comes as is, with building, all stock and assets. There is also living quarters behind the store, that is currently rented out. 1 bedroom suite. You could live there, or rent it out. Spirit River is a thriving community, and the hub is in the center on main street, with a corner on the market. No competition. It is the go to place for snacks, lottery, water, movies, hunting licenses, and course ice cream.... check it out... AND YOU COULD MAKE IT WHAT EVER YOU WANT AS WELL! plus there is tonnes of storage room. The only reason for selling is seller is moving on to new adventures. Please contact your favorite realtor for more information. Non disclosure must be signed to see financials and you must be pre approved to view them.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.