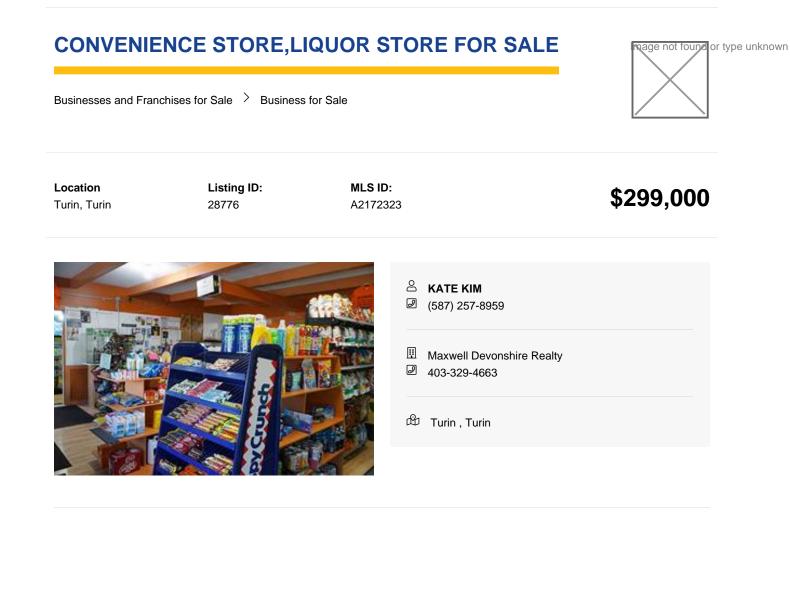


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Transaction Type For Sale	Title Fee Simple	Days On I 291
		231
Business Type	Zoning	Nearest T
Convenience Store, Liquor Store	CC	Lethbridge
Building Type	Year Built	Structure
Retail	1926	Low Rise (
Property Type	Property Sub Type	Building A
Commercial	Mixed Use	3046.00
Building Area (Sq. M.)	Inclusions	Restrictio
282.98	Not Known	None Know
Reports		

Financial Statements, RPR

Market

Town le

е Туре (2-4 stories)

Area (Sq. Ft.)

ons own

Convenience store with liquor license, business with property for sale in Alberta. Located just 30 minutes from Lethbridge, offers a diverse range of income streams, including liquor store, convenience store and a 2-bedroom home, all situated on a 0.21 ac land. This unique business sells liquor inside the convenience store legally. It gives consumers in Alberta the choice and convenience. This is a very rare business model in Alberta. Easy operation, great for family business. Newly built 267 sf double detached garage. A New roof, water proof walls, a front car port and a spacious storage just right size/location for the store operation. This building is suitable for both business and living.

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