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## GROCERY FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Oyen, Alberta



**Listing ID:**  
29884

**MLS ID:**  
A2204109

**\$679,000**



 **SIMON CHOI**

 RE/MAX Complete Realty  
 403-930-8555

 115 Main Street , Oyen , Alberta T0J 0C7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 180
<b>Business Type</b> Grocery	<b>Zoning</b> C1	<b>Subdivision</b> NONE
<b>Nearest Town</b> Czar	<b>Year Built</b> 1985	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 4490AR;2;8,9
<b>Building Area (Sq. Ft.)</b> 7000.00	<b>Building Area (Sq. M.)</b> 650.32	<b>Lot Size (Sq. Ft.)</b> 7769
<b>Lot Size (Acres)</b> 0.18	<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access,On Major Traffic Route,See Remarks	<b>Inclusions</b> N/A
<b>Restrictions</b> Encroachment	<b>Reports</b> Other Documents	

This charming grocery store offers the perfect opportunity for a husband-and-wife team to step into a thriving business with plenty of room for growth. Located in the heart of a bustling town just 3 hours from Calgary, this store is ideally situated near local schools (K-12) and a hospital, ensuring a steady stream of foot traffic. With the meat department currently closed due to manpower shortages, there's a clear opportunity to increase revenue by reopening it. Additionally, the space offers potential for expansion into a liquor store, adding a lucrative income stream. The building's envelope was fully replaced in 2019, ensuring modern infrastructure, while the attached manager's suite includes 3 bedrooms, 1 bathroom, and a kitchen, providing comfortable living accommodations.

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