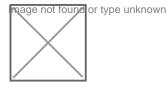


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## **GROCERY FOR SALE**

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

Transaction Type Title Days On Market

For Sale Fee Simple 180

Business TypeZoningSubdivisionGroceryC1NONE

Nearest TownYear BuiltStructure TypeCzar1985Mixed Use

Property TypeProperty Sub TypeLegal PlanCommercialRetail4490AR;2;8,9

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

7000.00 650.32 7769

Access to Property

Lot Size (Acres) Accessible to Major Traffic Route, Direct Inclusions

0.18 Access,On Major Traffic Route,See N/A

Remarks

Restrictions Reports

Encroachment 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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