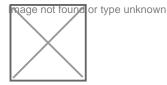


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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 103

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.

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[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. 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.