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4819 45 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Rocky Mountain House, Alberta



Listing ID:
31033


MLS ID:
A2232570

\$258,000



 **TAMAR NAHORNEY**
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 Maxwell Real Estate Solutions Ltd.
 403-346-7755

 4819 45 Street , Rocky Mountain House , Alberta T4T1A9

Transaction Type

For Lease

Title

Leasehold

Days On Market

226

Lease Amount

5000.00

Lease Frequency

Monthly

Subdivision

NONE

Building Type

Retail

Year Built

1993

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

5214 KS

Inclusions

Point of sale system, Telus security System, Cameras (contracts to be assumed), walk in cooler, all shelving, wine racks and display cases, 2 standing fridges, one deep freeze, shopping carts and baskets.

Building Area (Sq. Ft.)

3500.00

Building Area (Sq. M.)

325.16

Restrictions

Leased Equipment Assumed

Reports

Leases,Unaudited Financial Strmnts

This established turn-key business is strategically located adjacent to a busy highway (Hwy 11) and within a hotel complex, ensuring maximum visibility, parking, and foot traffic. A well established liquor store with a remarkable inventory that sets it apart in the market; with impressive variety and quantity of products, catering to a diverse clientele, local residents, visitors and the hotel guests, an already established customer base and loyal clientele. With a solid reputation in the community and established relationships with suppliers, this is not just a retail operation, it's a thriving business ready for new ownership to take it to the next level. Strong sales performance, consistent profitability, and growth potential make this a desirable opportunity to own a successful business with a strong foundation. Inventory is estimated at \$235,000 and is separate from sale price.

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