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## **4819 45 STREET FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



Location

Rocky Mountain House, Alberta

Listing ID:

31033 A2232570

\$258,000



**△** TAMAR NAHORNEY

MLS ID:

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Maxwell Real Estate Solutions Ltd.

**403-346-7755** 

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4819 45 Street , Rocky Mountain House , Alberta T4T1A9

Transaction Type Title Days On Market

For Lease Leasehold 165

Lease AmountLease FrequencySubdivision5000.00MonthlyNONE

Building Type Year Built Structure Type

Retail 1993 Retail

Property Type Property Sub Type Legal Plan

Commercial Retail 5214 KS

Inclusions
Point of sale system, Telus security

Building Area (Sq. Ft.)

Building Area (Sq. M.)

3500.00

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.

Restrictions Reports

Leased Equipment Assumed Leases, Unaudited Financial Stmnts

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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