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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	Title	Days On Market
For Lease	Leasehold	226
Lease Amount	Lease Frequency	Subdivision
5000.00	Monthly	NONE
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 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 Stmtns	

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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