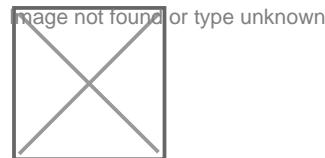


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

630, 4500 BLACKFALDS CROSSING WAY FOR LEASE

Commercial Real Estate > Commercial Property for Lease

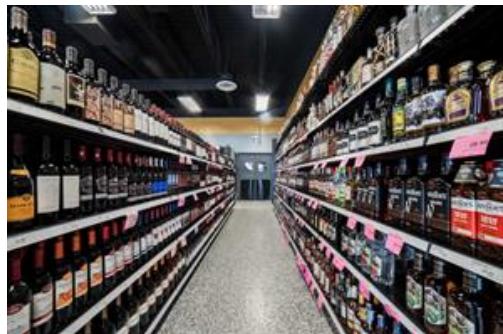


Location
Blackfalds, Alberta

Listing ID:
31873

MLS ID:
A2252111

\$299,900



 **RICK AUJLA**
 (780) 699-4633

 Century 21 Bravo
 780-699-4633

 630, 4500 Blackfalds Crossing Way , Blackfalds , Alberta T0M 0J0

Transaction Type	Title	Days On Market
For Lease	Leasehold	133
Lease Amount	Lease Frequency	Lease Term
12238.00	Monthly	Renewal Option
Lease Term Remaining	Sub Lease	Zoning
60	1	C2
Subdivision	Year Built	Structure Type
Blackfalds - Other	2020	Retail
Property Type	Property Sub Type	Legal Plan
Commercial	Business	1822757
Building Area (Sq. Ft.)		Inclusions
3100.00	288.00	2 Tills with Profitek POS System, Shelving, Security Camera with DVR System.
Restrictions	Reports	
None Known	Call Lister	

An excellent opportunity awaits to acquire a fully built-out liquor store business in the fast-growing community of Blackfalds, Alberta. Built in 2020, this modern store is located within a high traffic Power Centre shopping complex and benefits from steady year-round customer flow generated by national co-tenants including Save On Foods, Shoppers Drug Mart, Dollarama, Starbucks, Fabutan, Dairy Queen, BarBurrito, and other restaurants and service businesses. This hub provides strong visibility, easy access, and ample parking, drawing residents and commuters from across the region. The store offers about 3,100 square feet of retail space, including a nearly 1,000 square foot walk-in cooler, a key revenue driver in liquor retailing. The layout is designed to maximize sales and efficiency, with well-placed shelving, display areas, and an established point-of-sale and security system already in place. Buyers will inherit a turnkey environment suitable for immediate operation under a new brand. The purchase price reflects the value of the complete build-out, equipment, and fixtures. Inventory is excluded and will be sold separately at cost. A new owner will rebrand the store, providing the chance to establish a fresh identity and marketing strategy in this growing trade area. The store's competitive advantages include its size, cooler capacity, and location within a regional retail destination serving Blackfalds, Red Deer, Lacombe, and surrounding Central Alberta markets. With Blackfalds consistently ranking as one of Alberta's fastest-growing towns, long-term demand for liquor retail in this location is strong. For an owner operator, this is a chance to step away from the corporate grind and take control of a proven business model with six figure income potential. With infrastructure in place, a motivated operator can focus on building customer relationships and community ties to ensure long-term success. For an investor, this business offers an established build-out and prime location in a market with steady growth. The capital investment in infrastructure has already been made, shortening the path to profitability and reducing upfront costs. Consistent traffic from national anchors supports reliable revenue potential. Key highlights include construction in 2020, 3,100 square feet of retail space, a 1,000 square foot walk-in cooler, location in a busy Power Centre with national tenants, modern build-out with security and POS systems included, and the flexibility of rebranding. This is a rare opportunity to step into a well-positioned liquor retail business in one of Central Alberta's fastest growing communities.

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