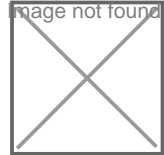


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## COMMERCIAL ,CONVENIENCE STORE,LIQUOR STORE ,MIXED,RETAIL FOR SALE

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Businesses and Franchises for Sale > Business for Sale



**Location**  
Strathmore, Alberta



**Listing ID:**  
32332


**MLS ID:**  
A2261174

**\$389,999**



 **SULAY PANCHAL**  
 (403) 547-4102

 Real Estate Professionals Inc.  
 403-547-4102

 Strathmore , Alberta

**Transaction Type**

For Sale

**Transaction Type**

For Sale

**Days On Market**

12

**Days On Market**

168

**Business Type**

Commercial ,Convenience Store,Liquor Store ,Mixed,Retail

**Zoning**

Unknown

**Zoning**

Unknown

**Year Built**

1981

**Year Built**

1981

**Structure Type**

Retail

**Structure Type**

Retail

**Property Type**

Commercial

**Property Type**

Commercial

**Property Sub Type**

Retail

**Property Sub Type**

Retail

**Building Area (Sq. Ft.)**

2013.00

**Building Area (Sq. Ft.)**

2013.00

**Building Area (Sq. M.)**

187.01

**Building Area (Sq. M.)**

187.01

**Inclusions**

None

**Inclusions**

None

**Restrictions**

None Known

**Restrictions**

None Known

**Reports**

None

**Reports**

None

Well-established convenience store located in downtown Strathmore. Generating over \$1M in annual gross revenue, this store offers steady sales, a loyal customer base, and excellent growth potential. Features high margins on slushies, Snow Joe, and vape products, plus generates an additional \$400 fixed monthly rent from ATM and Bitcoin machines. With a very low monthly rent of only \$4,040 (including common area maintenance), this is a turnkey opportunity ideal for an owner-operator or investor seeking a proven profitable business.

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