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RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Brooks, Alberta



Listing ID:
32800


MLS ID:
A2269438

\$575,000



 **TRACY HAZZARD**
 (403) 793-5187

 Royal LePage Community Realty
 403-362-9700

 124 2 Street W, Brooks , Alberta T1R 1C8

Transaction Type For Sale	Days On Market 85	Business Name Home Hardware
Business Type Retail	Zoning C-C	Subdivision Downtown
Building Type Retail	Year Built 1947	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Legal Plan 2859R
Building Area (Sq. Ft.) 8926.00	Building Area (Sq. M.) 829.25	Lot Size (Sq. Ft.) 6000
Lot Size (Acres) 0.14	Construction Type Concrete,Mixed	Roof Rubber
Foundation Poured Concrete	Electric 200 Amp Service	Heating Forced Air,Natural Gas
Lot Features Back Lane,Interior Lot	Commercial Amenities Lunchroom,Outside Storage,See Remarks,Storage,Storefront	Access to Property Accessible to Major Traffic Route,Direct Access
Inclusions Furniture, fixtures, equipment and inventory to be determined at time of offer.	Restrictions See Remarks	Reports Annual Property Operating Data,Financial Statements,Other Documents

A Longstanding Local Business Opportunity! Here's your chance to own and operate a well established Home Hardware store that has proudly served Brooks and area by the same family / owners since 1980. Located in the heart of downtown, this business has been a staple in the community for decades known for exceptional service, trusted advice, and for carrying those hard-to-find items customers can't get anywhere else. This turnkey business offers a diverse selection of home goods, repair materials, and improvement supplies, appealing to both homeowners and contractors. The sale includes all inventory, which represents a significant portion of the list price, providing immediate value and income potential for the buyer. Whether you're a hands on entrepreneur ready to take over a respected family-run business or an investor looking to expand your retail portfolio, this opportunity combines location, reputation, and profitability. (Note: The building and land are available separately MLS#A2269455, purchase together for a complete owner-operator package.)

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