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## GROCERY FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Grassy Lake, Alberta



**Listing ID:**  
33997


**MLS ID:**  
A2285879

**\$699,000**



 **JASON CHOI**  
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 **First Place Realty**  
 403-547-8401

 604 1 Street S, Grassy Lake , Alberta T0K 0Z0

<b>Transaction Type</b> For Sale	<b>Business Name</b> Grassy Lake Grocery Store	<b>Business Type</b> Grocery
<b>Zoning</b> C	<b>Subdivision</b> NONE	<b>Year Built</b> 1982
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Legal Plan</b> 4555S	<b>Building Area (Sq. Ft.)</b> 3200.00	<b>Building Area (Sq. M.)</b> 297.29
<b>Inclusions</b> The seller will provide a list of equipment once the offer is accepted.	<b>Restrictions</b> None Known	<b>Reports</b> Financial Statements

Exceptional Turnkey Investment Opportunity. This offering includes the land, a mixed-use building, a well-established grocery business, all equipment, and an above-ground fuel tank. As the only grocery store in town, the business serves as the central retail hub, providing a steady revenue stream from groceries, liquor, tobacco, lottery, and fuel (regular and diesel). The previous postal services have been upgraded to a Purolator depot for higher margins and simpler operations. The property is meticulously maintained and includes a newly built 1,200 sq. ft. residential home (2 bedrooms, 2 bathrooms) located directly next to the store—perfect for an owner-operator or as a rental property. The grocery store occupies 3,200 sq. ft. on a spacious 0.544-acre lot, offering significant room for expansion. The 2025 property assessment is \$532,330, which includes the land, the commercial building, and the residential home. Annual property taxes are \$6,606.62. This assessment and tax amount are for the real estate only and do not include the value of the business assets. Future growth potential includes upgrading the fuel infrastructure or adding a shop-in-shop food depot to meet rising local demand. With new residential developments currently under construction nearby, this is a rare chance to acquire a thriving business with real estate in a growing Alberta community.

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