

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.

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**
 (403) 399-8124

 First Place Realty
 403-547-8401

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

Transaction Type For Sale	Days On Market 66	Business Name Grassy Lake Grocery Store
Business Type Grocery	Zoning C	Subdivision NONE
Year Built 1982	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Legal Plan 4555S	Building Area (Sq. Ft.) 3200.00
Building Area (Sq. M.) 297.29	Inclusions The seller will provide a list of equipment once the offer is accepted.	Restrictions None Known

Reports

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.