

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.

## LOOKING TO OWN A BUSINESS IN A GROWING ALBERTA COMMUNITY? THIS IS YOUR OPPORTUNITY. LOCATED IN THE...



Commercial Real Estate > Commercial Property for Sale



**Location**  
Bow Island, Alberta



**Listing ID:**  
34044

**MLS ID:**  
A2287026

**\$550,000**



 **KS MALHI**  
 (403) 262-7653

 eXp Realty  
 403-262-7653

 Bow Island , Alberta

**Transaction Type**

For Sale

**Days On Market**

66

**Zoning**

C-1

**Subdivision**

NONE

**Building Type**

Commercial Mix

**Year Built**

1910

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Business

**Legal Plan**

0511207

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

3691.00

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

342.90

**Inclusions**

check equipment list

**Restrictions**

None Known

**Reports**

RPR

---

Looking to own a business in a growing Alberta community? This is your opportunity. Located in the Town of Bow Island, this well-established, turnkey grocery store comes with a loyal customer base and a strong local reputation. The business is fully operational and positioned for continued success from day one. A bonus: the upper level offers the option of owner occupancy or additional rental income, creating a valuable second revenue stream. Whether you're an entrepreneur ready to step into ownership or an investor seeking stable small-town returns, this property delivers both lifestyle and income potential. Showings by appointment only during business hours. Purchase price is plus inventory.

**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.