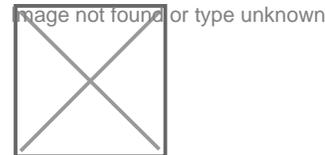


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

123 HIGHWAY 1 ROAD FOR LEASE



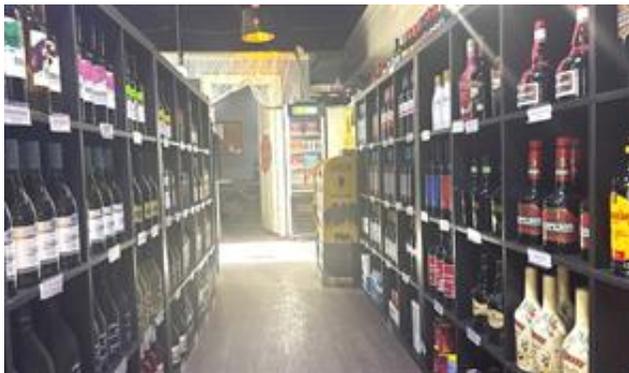
Commercial Real Estate > Commercial Property for Lease

Location
Strathmore, Alberta

Listing ID:
34065

MLS ID:
A2285851

\$160,000



 **JIM HUYNH**
 (403) 291-4440

 CIR Realty
 403-291-4440

 123 Highway 1 Road , Strathmore , Alberta T1P 1P8

Transaction Type For Lease	Days On Market 64	Lease Amount 1400.00
Lease Frequency Monthly	Subdivision Brentwood_Strathmore	Building Type Commercial Mix
Year Built 1980	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 900.00	Building Area (Sq. M.) 83.61
Inclusions See schedule A	Restrictions Landlord Approval	Reports None

Established Liquor Store – Low Rent | High Exposure | Turnkey Opportunity Excellent opportunity to acquire a well-established liquor store with 5 years of operating history in a high-visibility location. This business benefits from exceptionally low rent of only \$1,400/month, which includes operating costs and utilities — a rare and highly attractive feature that supports strong profit margins. The landlord is cooperative, and the buyer can assume the existing lease with a renewal option, providing stability and future security. Strategically located with great exposure and ample parking stalls, offering convenience for customers and walk-in traffic. Please note: The listing price excludes the cargo van; however, it can be purchased separately. Confidential sale. An NDA is required before releasing financials and additional business information. Ideal for owner-operators or investors seeking a stable, low-overhead retail business with growth potential.

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.