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## 123 ALBERTA AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Hussar, Alberta

**Listing ID:**  
34200

**MLS ID:**  
A2290085

**\$249,000**



 **HEE SU KIM**  
 (403) 437-3236

 MaxWell Canyon Creek  
 403-278-8899

 123 Alberta Ave , Hussar , Alberta A1A1A1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> TBV
<b>Subdivision</b> NONE	<b>Year Built</b> 2000	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 6780AM
<b>Building Area (Sq. Ft.)</b> 3000.00	<b>Building Area (Sq. M.)</b> 278.71	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Excellent opportunity to own land, building, and a long-established grocery/convenience and liquor store business located just one hour east of Calgary. This is the only convenience and liquor store serving the town, making it a well-supported and appreciated business within the community and among local workers. The property also includes an attached two-bedroom home, ideal for living on-site or generating additional rental income. An additional parcel of land beside the building is included in the sale, providing future expansion or added value potential. Please note the purchase price excludes inventory. Don't miss this rare opportunity to acquire a turnkey business with real estate in a growing rural community.

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