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## 2041 163 STREET SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Edmonton, Alberta

**Listing ID:**  
34405

**MLS ID:**  
A2293029

**\$2,250,000**



 **ANTHONY AU**  
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 KPLI Real Estate Corporation  
 403-554-8453

 2041 163 Street SW, Edmonton , Alberta T6W 3E8

<b>Transaction Type</b> For Sale	<b>Zoning</b> CB1	<b>Subdivision</b> Glenriding Area
<b>Year Built</b> 2020	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 2495.00	<b>Building Area (Sq. M.)</b> 231.79
<b>Inclusions</b> Call Lister	<b>Restrictions</b> Call Lister	<b>Reports</b> Appraisal, Call Lister, Environmental Phase 1, Environmental Phase 2, Floor Plans, Information Package

Real Estate with Liquor Store Business for Sale in a busy, high-traffic area of Southwest Edmonton. Offering approximately 2,495 sq. ft. of well-appointed retail space, this turnkey operation provides excellent visibility and consistent customer traffic. The purchase price includes both the real estate and the business. Inventory is extra and features a large selection of high-end wines. The premises include a separate wine cellar area, packaging and beer storage space, luxury improvements, and two separate entrance/exit doors for enhanced security. Potential to host wine tastings (subject to municipal permits). The business is currently closed as the owner has relocated overseas; however, it previously maintained a strong reputation in the market. This is an ideal opportunity for an owner-operator or investor. The seller is also open to buy the business and lease the space with market rent, with an option to purchase the real estate within 1–2 years at market value.

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