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## 4819 45 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Rocky Mountain House, Alberta

**Listing ID:**  
34579

**MLS ID:**  
A2296507

**\$200,000**



 **TAMAR NAHORNEY**  
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 Maxwell Real Estate Solutions Ltd.  
 403-346-7755

 4819 45 Street , Rocky Mountain House , Alberta T4T1A9

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 62
<b>Lease Amount</b> 5000.00	<b>Lease Frequency</b> Monthly	<b>Subdivision</b> NONE
<b>Building Type</b> Retail	<b>Year Built</b> 1993	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 5214 KS
<b>Building Area (Sq. Ft.)</b> 3500.00	<b>Building Area (Sq. M.)</b> 325.16	<b>Inclusions</b> Point of Sale System, Telus Security System, Camera and security system (contract to be assumed), walk In cooler, cooling system, all shelving, wine racks, display cases, 2 standing fridges, one deep freeze, shopping carts and baskets.
<b>Restrictions</b> Leased Equipment Assumed	<b>Reports</b> Financial Statements, Formal Lease, Information Package	

This established turn-key business is strategically located adjacent to a busy highway (Hwy 11) and within a hotel complex, ensuring maximum visibility, parking, and foot traffic. A well established liquor store with a remarkable inventory that sets it apart in the market; with impressive variety and quantity of products, catering to a diverse clientele, local residents, visitors and the hotel guests, an already established customer base and loyal clientele. With a solid reputation in the community and established relationships with suppliers, this is not just a retail operation, it's a thriving business ready for new ownership to take it to the next level. Strong sales performance, consistent profitability, and growth potential make this a desirable opportunity to own a successful business with a strong foundation. Inventory is estimated at \$180,000 and is separate from sale price.

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