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10141 13 AVE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Edmonton, Alberta



Listing ID:
35637


MLS ID:
A2319546

\$340,000



 **IBRAHIM ALGENDY**
 (587) 777-8813

 eXp Realty
 403-262-7653

 10141 13 Ave , Edmonton , Alberta T6N 0B6

Transaction Type

For Sale

Zoning

NA

Subdivision

Ellerslie

Year Built

1971

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Business

Legal Plan

NA

Building Area (Sq. Ft.)

1200.00

Building Area (Sq. M.)

111.48

Inclusions

Business offered for sale as an operating retail business. Listing price includes goodwill, trade name, fixtures, equipment, leasehold interest where assignable, and other business assets owned by the Seller, but excludes inventory.

Restrictions

See Remarks

Reports

Contracts

Excellent opportunity to acquire a profitable and well-established cigar, tobacco, and vape retail business located approximately one hour south of Edmonton. Operating for approximately 16 years, this turnkey business has built a strong local reputation, a loyal customer base, and consistent revenue within a regulated specialty retail category. This business is well-suited for an owner-operator, family ownership, or an investor seeking an established retail operation with existing systems in place. The business benefits from consistent customer traffic, manageable operations, low staffing requirements, low rent, and a proven history in the community. Current ownership has developed a reliable foundation with repeat customers, established supplier relationships, organized operations, and an easy-to-understand business model. The business also offers attractive operating hours compared to many similar stores, creating potential upside for a new owner who may wish to expand hours, broaden product selection, improve local marketing, strengthen customer loyalty programs, and grow compliant online sales where permitted. Asking price is \$340,000 plus inventory. With an established customer base, long operating history, manageable overhead, and room for continued growth, this is an excellent opportunity for a qualified buyer seeking a stable business with existing cash flow and future upside.

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