



**GRASSROOTS**  
REALTY GROUP

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**101, 2958 Main Street SE  
Airdrie, Alberta**

**MLS # A2228243**



**\$1,300,000**

**Division:** Sierra Springs

**Type:** Retail

**Bus. Type:** Liquor Store

**Sale/Lease:** For Lease

**Bldg. Name:** 2958 Main Street SE

**Bus. Name:** Sierra Springs Liquor Inc.

**Size:** 2,600 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Inventory

Fantastic opportunity to own a turnkey liquor store business in the heart of Airdries most established commercial hub. High exposure, main street facing, located in the end cap unit of a modern retail building with a bottle depot. Adjacent to Home Depot, Walmart, car dealership and major fast food chains. Store hosts industry festivals and tasting events. Well designed retail space includes quality wood shelving, beer taps, walk-in cooler, and 2 tills. Ample customer flex parking with 2 assigned staff spots at rear. 2600 Sq Ft. of retail space, back areas include loading bay with overhead door, office space, washroom and 2 upper mezzanine office/storage spaces. Mezzanine space is bonus as not including rental square footage price calculation. Purchase price of \$1,300,000.00 is based on complete inventory value. Historic Sales of \$2.5-3 M per year, recent sale of \$1.5 M declined due to renovation impacting operations (now complete), 2025 forecasted sales \$2.22 - \$2.5 M. New lease to commence upon possession of business. 5-year lease, first 3 months free rent, year 1 \$4,000 incl. gst./month, years 2-3 \$5,000 incl. gst./month, years 4-5 \$5,600 incl. gst./month. Additional rent/Op. cost of 7\$ not incl. gst./sq. ft. based on 2600 Sq. Ft. Term extension options included.