



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2247398**

**Okotoks, Alberta**



**\$149,900**

**Division:** Okotoks

**Type:** Retail

**Bus. Type:** Liquor Store

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,387 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Assets + Leasehold Improvements

Fantastic opportunity to own a brand-new liquor store in the growing community of Okotoks, AB. Spanning 1,387 sq. ft., this beautifully developed store was built just one year ago and is being offered as an asset sale - making it an ideal choice for a startup entrepreneur or first-time investor. Situated in a high-visibility location with excellent accessibility and ample parking, the store features a modern layout, energy-efficient fixtures, and a clean, welcoming atmosphere for customers. With no renovation costs and all equipment in place, you can step in and start operating immediately. The sale price excludes inventory, offering flexibility for stocking products that align with your vision and market strategy.