



GRASSROOTS
REALTY GROUP

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MLS # A2249876

Lloydminster, Alberta



\$399,999

Division: Lloydminster

Type: Business

Bus. Type: Commercial ,Liquor Store ,Mixed,Retail

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,150 sq.ft.

Zoning: CS

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

This well-established and profitable liquor store generates strong annual sales of \$1.3M to \$1.5M with an impressive approx. \$350K gross profit. The business benefits from a low monthly rent of just \$6,333, keeping overhead costs down and margins healthy. Strategically located along a high-traffic corridor, the store enjoys excellent visibility and steady footfall from both surrounding residential neighborhoods and nearby commercial hubs. With consistent profitability, a loyal customer base, and a prime location, this is an outstanding opportunity for entrepreneurs or investors seeking a thriving and proven retail business in a growing market.