



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2249876**

**Lloydminster, Alberta**



**\$449,999**

**Division:** Lloydminster

**Type:** Business

**Bus. Type:** Liquor Store

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,150 sq.ft.

**Zoning:** CS

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

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.