



GRASSROOTS
REALTY GROUP

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MLS # A2272494

Coleman, Alberta



\$500,000

Division:	Coleman
Type:	Business
Bus. Type:	Cannabis, Liquor Store
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	4,000 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Turn-key cannabis retail package sale. This listing represents the Coleman store, (Lethbridge Listing ID A2272497) offered together with a second licensed location in Lethbridge for a total price of \$800,000. Coleman generates approx. \$1.12M/yr in sales. Modern 3,500 sq.ft. layout with lease to 2028 at approx. \$4,000/mo all-in. Staff in place. Combined inventory approx. \$40,000 (extra). Business-only sale. Showings by appointment only; do not approach staff.