



GRASSROOTS
REALTY GROUP

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106, 14245 55 Highway E
Lac La Biche, Alberta

MLS # A2281781



\$3,250,000

Division:	Lac La Biche
Type:	Mixed Use
Bus. Type:	Deli/Catering, Gas Station , Hardware, Liquor Store
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	CD Outfitters / Tempco gas / Confectionary / Liquor
Size:	11,040 sq.ft.
Zoning:	Highway Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.06 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

****Vendor Financing Available! Exceptional Business Opportunity with Diversified Income Streams!**** This unique property features a thriving outfitters and hardware retail business, CD Outfitters, which has been successfully serving Lac La Biche County for over 12 years. Previously known as Castle Building Products, this established business is now poised for further growth and development. The owner is enthusiastic about offering vendor financing, making this opportunity even more accessible. At the core of this business is a Tempco gas station equipped with brand-new pumps and a canopy, complemented by a confectionery and deli that cater to the busy transportation route of Highway 55 and Sentinel Industrial Park. Additionally, the Highway 55 Liquor Store boasts the region's largest walk-in cooler and highly competitive pricing, attracting a growing customer base since its inception. Castle Building Products operates as a buying group, providing flexibility for a potential new owner to rebrand or adjust the business model to their preferences. The Tempco gas station has a contractual agreement with the local co-op for fuel supply, eliminating minimum purchase requirements; this allows owners to optimize profitability based on fluctuating fuel prices. This comprehensive business opportunity encompasses approximately 2 acres of paved lot and an 11,000 square foot fully renovated building that includes Castle BP, confectionery, deli, and the Tempco gas station. The seller is offering existing inventory valued at around \$1 million at a fraction of the cost, specifically 40 cents on the dollar, as part of the buyer's investment. There is also an option for leasing the business to a single entity. Don't miss out on this extraordinary chance to acquire a well-established business with multiple revenue streams and significant potential for future growth!

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