



GRASSROOTS
REALTY GROUP

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MLS # A2283698

Medicine Hat, Alberta



\$189,900

Division: Medicine Hat

Type: Mixed Use

Bus. Type: Liquor Store

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,240 sq.ft.

Zoning: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Seller will Provide equipment list

Prime Opportunity: Established Liquor Store in Medicine Hat Own one of Medicine Hat's premier liquor stores, a HIGH MARGIN business boasting consistent annual sales. This turnkey operation features a spacious 2,200 sq. ft. layout and a convenient rear receiving dock, all while benefiting from an incredibly affordable monthly rent of just \$2,782.07 includes (BASE RENT, CAM, GST) While the business is currently a top performer, there is massive untapped potential for growth through localized marketing, flyer campaigns, and the introduction of delivery services. This offering is for a BUSINESS ASSET SALE, though a REAL ESTATE PURCHASE OPTION exists to acquire the building as part of a package deal;allowing you to become your own landlord and secure your long-term investment.