



**GRASSROOTS**  
REALTY GROUP

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**7303 44 Street  
Lloydminster, Alberta**

**MLS # A2284953**



**\$399,900**

**Division:** Parkview Estates

**Type:** Retail

**Bus. Type:** Food & Beverage

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** M&M Food Market

**Size:** 2,545 sq.ft.

**Zoning:** Commercial

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All Freezers, and computer equipment for day to day operations

Well-established franchise business in Lloydminster with a proven operating history and consistent annual sales over multiple years. The business benefits from strong brand recognition, repeat clientele, and documented sales stability, reflecting ongoing market demand. The premises are leased under market-rate terms, with a remaining lease term and an opportunity for renewal discussions. Current financial results reflect a well managed operating structure, presenting an opportunity for an owner-operator to improve margins through hands-on involvement and expense oversight. The sale includes equipment and franchise goodwill. Ideal opportunity for an owner operator seeking an established business with immediate revenue and upside potential. A confidentiality agreement is required for financial information.