



**GRASSROOTS**  
REALTY GROUP

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101 3 Street  
Hays, Alberta

MLS # A2298518



**\$139,000**

<b>Division:</b>	NONE
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Convenience Store
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Hays Cafe and Country Store
<b>Size:</b>	1,932 sq.ft.
<b>Zoning:</b>	com

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Ask for list

Welcome to a turnkey business opportunity in the heart of Hays, Alberta! This well-established, multi-faceted convenience store is the hub of the community, offering a steady stream of loyal local patrons and passing traffic. More than just a convenience store, this property features a charming, fully operational cafe; that serves up delicious, home-style food and refreshing drinks—a favorite daily stop for residents. Adding to the consistent foot traffic and reliable revenue stream is an official Canada Post outlet located right on-site, making this an essential destination for the entire area. This incredible package comes completely turnkey, with all equipment, fixtures, and current inventory included in the sale. Whether you are an experienced entrepreneur looking to expand your portfolio or a family seeking a profitable, community-oriented business to call your own, this property offers immediate cash flow with room to grow. Don't miss your chance to own a cornerstone business in a welcoming Alberta community. Step right in and start operating from day one!