



GRASSROOTS
REALTY GROUP

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4305 57 Avenue
Lloydminster, Alberta

MLS # A2151558



\$799,900

Division: Southridge

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,200 sq.ft.

Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

Seize the chance to own a distinguished retail business with a rich history of success! Established in 1994, this highly reputable store has built a strong legacy as the go-to destination for high-quality, Canadian-crafted products and premium imports from around the world. Offering an exceptional selection of curated brands—including Glerups, Manitobah Mukluks, Laurentian Chief, Vionic Footwear, and Smartwool—the store also features exquisite bedding and luxurious sheepskins. With impressive financials and annual sales exceeding \$1,000,000, this turn-key operation presents a remarkable investment opportunity. Recent renovations have expanded the sales floor, creating a modern and inviting retail environment designed to support future brand growth. Additionally, the store's online Shopify platform, already contributing to 10% of sales, has significant untapped potential for further digital expansion. With a strong and loyal customer base, excellent visibility, ample parking, and steady local support, this business is positioned for long-term success. Are you passionate, creative, and business-savvy? Do you have experience in retail, social media, or brand management? If so, this could be the perfect venture for you! With the potential to recoup your investment within 5-7 years, this is a rare opportunity to take ownership of a well-established, profitable business with an exciting future. Serious inquiries only. Contact us today to learn more and take the first step toward owning this thriving enterprise!