



GRASSROOTS
REALTY GROUP

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MLS # A2191792

Red Deer, Alberta



\$549,000

Division:	Red Deer
Type:	Retail
Bus. Type:	Convenience Store,Deli/Catering,Food & Beverage ,Grocery,Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	4,199 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Seller will provide equipment list.		

Located on one of the busiest roads in Red Deer, this well-established grocery and convenience store is now available for sale. The business operates in a 4,200 sq. ft. free-standing building with excellent visibility and plenty of parking, attracting a steady flow of customers. The store offers a full range of grocery items, including meat, dairy, produce, and general household necessities. In addition to groceries, it generates revenue through lottery and tobacco sales, as well as fresh food offerings. With consistent annual sales of approximately \$1.5 million, this is a profitable and turnkey opportunity for an owner-operator or investor. The lease is highly competitive, with base rent at only \$7,020 per month. This is a rare chance to acquire a successful business in a prime location.