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MLS # A2249876

Lloydminster, Alberta



\$399,999

Division: Lloydminster **Business** Type: **Bus. Type:** Commercial ,Liquor Store ,Mixed,Retail Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 2,150 sq.ft. Zoning: CS

Heating: Addl. Cost: Floors: **Based on Year: Utilities:** Roof: **Exterior:** Parking: Water: Lot Size: Sewer: Lot Feat: Inclusions:

None

This well-established and profitable liquor store generates strong annual sales of \$1.3M to \$1.5M with an impressive approx. \$350K gross profit. The business benefits from a low monthly rent of just \$6,333, keeping overhead costs down and margins healthy. Strategically located along a high-traffic corridor, the store enjoys excellent visibility and steady footfall from both surrounding residential neighborhoods and nearby commercial hubs. With consistent profitability, a loyal customer base, and a prime location, this is an outstanding opportunity for entrepreneurs or investors seeking a thriving and proven retail business in a growing market.