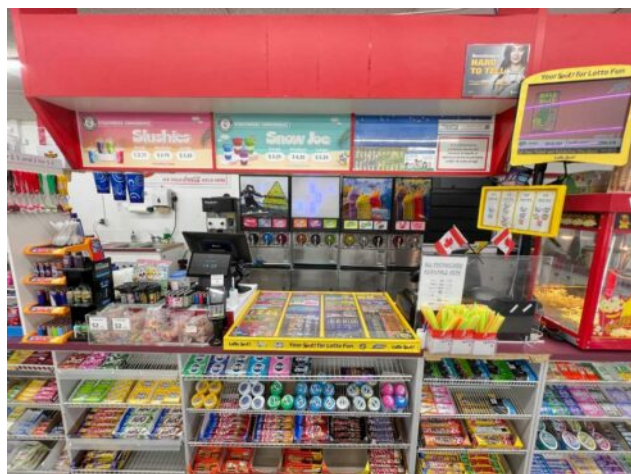


MLS # A2261174

Strathmore, Alberta



\$425,000

Division:	Strathmore
Type:	Retail
Bus. Type:	Commercial ,Convenience Store,Liquor Store ,Mixed,Retail
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,013 sq.ft.
Zoning:	Unknown

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	None		

Well-established convenience store located in downtown Strathmore. Generating over \$1M in annual gross revenue, this store offers steady sales, a loyal customer base, and excellent growth potential. Features high margins on slushies, Snow Joe, and vape products, plus generates an additional \$400 fixed monthly rent from ATM and Bitcoin machines. With a very low monthly rent of only \$4,040 (including common area maintenance), this is a turnkey opportunity ideal for an owner-operator or investor seeking a proven profitable business.