

MLS # A2270934

Drumheller, Alberta



**\$449,000**

Division: Drumheller

Type: Retail

Bus. Type: Liquor Store

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,870 sq.ft.

Zoning: DT

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

INCREDIBLE OPPORTUNITY &ndash; BUSINESS, LAND, AND BUILDING INCLUDED! This well-established and profitable liquor store is located in the heart of Drumheller, offering a rare chance to own a fully operational, owner-operated business in a growing town with increasing population and strong tourist traffic thanks to the Royal Tyrrell Museum. With nearly 25 years of successful operation, the building offers ample room at the back for storage, a receiving dock, a full bath, and a bedroom with no window, previously used for onsite staff accommodation, providing versatility and convenience. There is also significant potential for retail expansion and growth through targeted promotions and marketing initiatives. The business has shown resilient performance, rebounding with over 11% growth in the past year, reflecting its strong market position and continued profitability. Owning both the business and the building makes this a rare, long-term investment opportunity for an owner-operator.