

10066 156 St NW  
Edmonton, Alberta

MLS # A2279899



**\$320,000**

<b>Division:</b>	Glenwood
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Grocery
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Fresh Basket Harvest Grocery Store
<b>Size:</b>	1,484 sq.ft.
<b>Zoning:</b>	CB1

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Everything is included in the grocery store: merchandise, equipment, fridges, two new built-in coolers, POS system, everything.

Exceptional opportunity to acquire Fresh Basket Harvest, a newly established turnkey specialty grocery offered as an asset sale, with a valuable meat licence. The current owner has built a clean, modern operation with a full POS system, two walk in coolers, strong supplier relationships, and active restaurant wholesale accounts already in place. Serving a loyal customer base with consistent sales and solid cash flow, this business is positioned for immediate takeover. The real advantage is the location. Situated just steps from a future Valley Line West LRT stop, this site is set to benefit from a major surge in commuter traffic and long term neighborhood growth as the project progresses. Step into a professionally set up store and capitalize on the groundwork already completed, with strong upside ahead.