

**4305 57 Avenue**  
**Lloydminster, Alberta**

**MLS # A2151558**



**\$649,900**

**Division:** Southridge

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,200 sq.ft.

**Zoning:** C2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Step into ownership of a highly successful and widely recognized retail business with deep roots and lasting community presence. Established in 1994, Sheepskin Loft has become the go-to destination for premium Canadian-crafted goods and curated global imports, offering sought-after brands known for quality, comfort, and lifestyle appeal. This turn-key operation boasts a generous 4,200 sq. ft. of beautifully renovated retail space, designed to support both in-store sales and future brand growth. Recent upgrades have created a bright, modern shopping environment that enhances the customer experience and invites continued brand loyalty. With impressive year-round sales and a reputation for excellence, the business is highly profitable and well-positioned for continued success. A robust Shopify e-commerce platform is already in place, with significant untapped potential for growth in online sales. Included in the sale are all social media assets with a large and engaged following, along with a 19,000-member customer loyalty database, providing powerful tools for marketing and retention. Carrying a wide variety of trending, in-demand lifestyle brands, this business is ideal for a passionate entrepreneur or investor looking to take over a strong, established name with real expansion opportunities. Look us up online at “Sheepskin Loft” and imagine the potential of owning a well-loved business with both heritage and future upside.