

Calahoo Convenience & Liquor Store, Lotto, Deli & Potential for More!

Buyer Opportunity:

Exceptional Find: Profitable Convenience & Liquor store, Lotto, Deli & More! Excellent opportunity for owner-operators with potential for growth a savvy investor will appreciate!

Real Estate included in sale:

- 2,477 SF (+/-) stand-alone air-conditioned retail building renovated in 2024
- 1,500 SF (+/-) 33x50 ft heated shop with large sump & 2 grade-level loading doors
- 0.34 Acre (+/-) lot with 100 FT fronting RR 275 just south of Hi-way 37

Liquor License is transferable with AGLC approval.

Potential additional revenue streams include:

- Cannabis Dispensary (2nd address required; repurpose shop / reno existing retail)
- Lease Shop / Consider C2 zoning uses to diversify / increase income

Sturgeon County & "private industry" continue to invest in the area. Highway 37, aggregate & resource extraction, agriculture, Villeneuve / Airport, proximity to Edmonton, Spruce Grove, Stony Plain, Morinville = a much bigger economic catchment beyond the hamlet.

[CALAHOO bylaw_1385-17_full_document.pdf](#)

14.2 C2 – LOCAL COMMERCIAL DISTRICT

.1 General Purpose

This district will accommodate a range of low intensity retail and commercial services within hamlets, Sturgeon Valley and industrial parks. Where applicable *development* shall consider the impact to surrounding residential *uses* and address any utility servicing constraints.

.2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Child care facility</i>	<i>Car wash</i>
<i>Community Building</i>	<i>Drive-through restaurant</i>
<i>Contractor service, minor</i>	<i>Eating and drinking establishment</i>
<i>Equipment sale, service and rental, minor</i>	<i>Mixed use development</i>
<i>Government service</i>	<i>Retail sales, cannabis</i>
<i>Professional, office and business service</i>	<i>Service station</i>
<i>Recreation facility, indoor</i>	<i>Veterinary clinic</i>
<i>Retail sale</i>	
<i>Retail sale, liquor</i>	

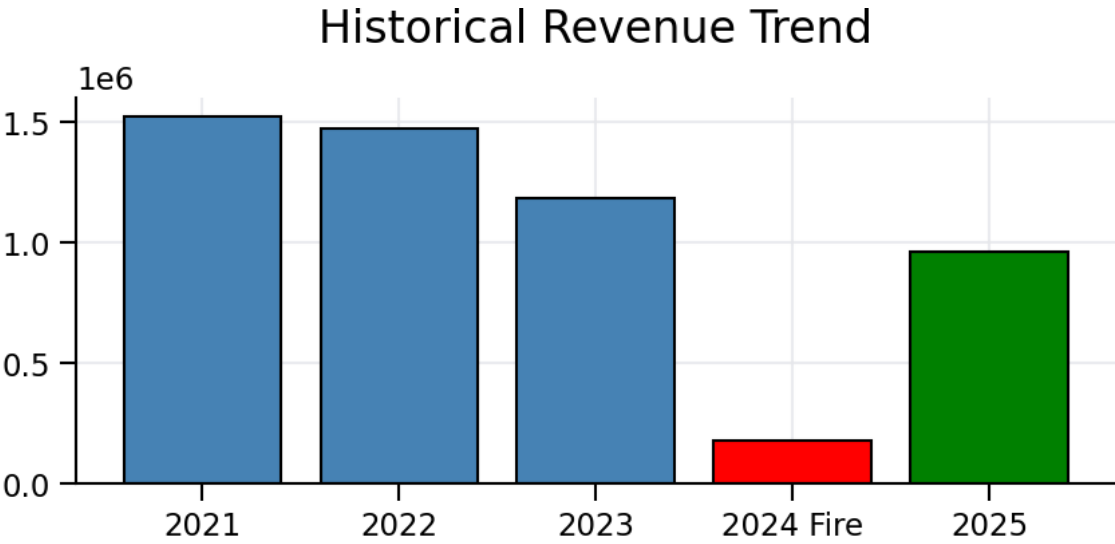
* Refer to Section 6.1 for further clarification.

1436/19, 1597/22

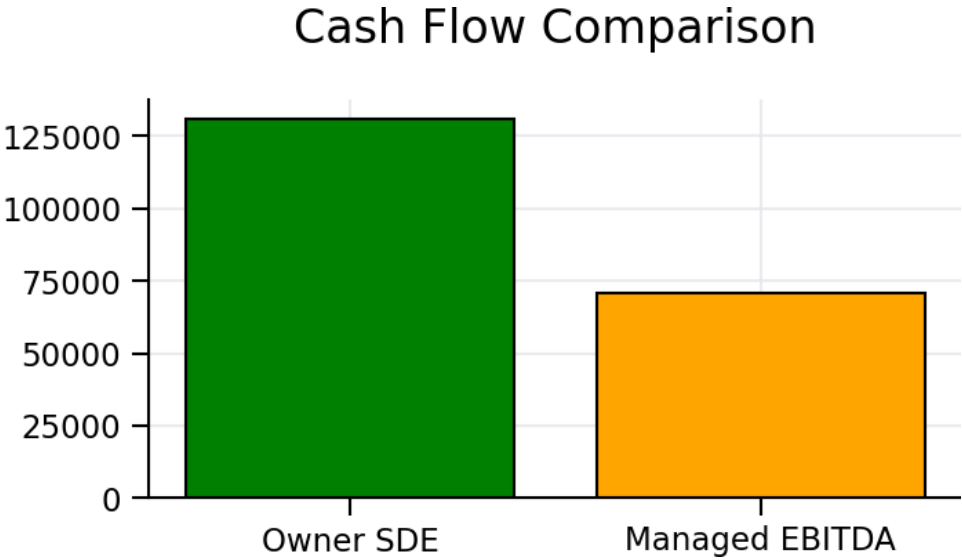
Executive Summary Dashboard

Location: Calahoo, Alberta | Retail: ~2,700 SF | Heated Shop: ~1,500 SF | Land: ~0.34 Acres

Historical Revenue Trend



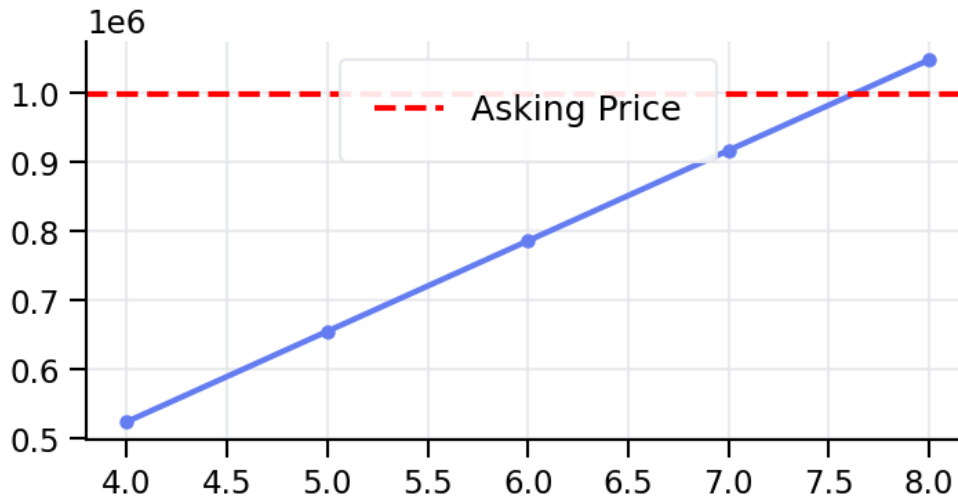
SDE vs Managed EBITDA



Estimated Owner Operator SDE: ~\$131,000. Estimated Managed EBITDA after a \$60,000 replacement manager salary: ~\$71,000.

Business Valuation Analysis

SDE Multiple Valuation



Selected Seller Discretionary Expenses valuation range: 4.0x = \$524,000, 5.0x = \$655,000, 6.0x = \$786,000, 7.0x = \$917,000, 8.0x = \$1,048,000. 2024 was impacted by fire interruption and 2026 was excluded as a partial year.

Land and Buildings value not factored

Area Prospectus, Current and Future Considerations:

*Calahoo isn't just a rural hamlet, there is a genuine **industrial & resource-based economy** immediately surrounding it.*

Investment

2024 Sturgeon County approved approximately 120 acres near Calahoo for recreational development, including trails & outdoor recreation, & a \$1.4 million Wetland Project in 2026

Calahoo is intended to remain the central commercial & service hub of its neighborhood, & surrounding industries not a major industrial center

The County also identifies opportunities for additional non-residential development around Calahoo/Highway 37, provided appropriate access/service-road arrangements are incorporated.

Aggregate / resource extraction

Calahoo is strategically positioned within Sturgeon County's Neighbourhood A & the significant "Calahoo-Villeneuve sand-&-gravel resource area". Multiple aggregate operations & supporting businesses create a substantial economic ecosystem serving the surrounding rural & industrial population.

Sturgeon County has specifically addressed resource extraction in the Calahoo-Villeneuve area, including regulatory amendments supporting continued growth. The County identifies Neighbourhoods A & E collectively as supplying approximately 90% of the concrete aggregate used by the greater Capital Region, with an estimated 30-year remaining supply.

Agriculture

Agriculture is a major economic component of the surrounding area.

Sturgeon County has recently undertaken a **10-year Agriculture Master Plan**, with Calahoo being one of the communities where agricultural producers participated in the planning process including:

- Grain farming
- Livestock
- Agricultural services
- Equipment
- Trucking
- Resource extraction
- Construction-related businesses

Aviation / Villeneuve / Transportation

The Villeneuve Airport is a significant economic node within the broader Calahoo-Villeneuve area, with aviation-related businesses such as Villeneuve Aviation Centre operating there. Highway 37 provides a key transportation link through this broader resource area, connecting the region's aggregate, agricultural, aviation & industrial activities. Sturgeon County's MDP specifically identifies the Villeneuve Airport & related logistics/industrial growth as continuing economic drivers within "Neighborhood E".

Construction / Trades / Rural services

There is a substantial ecosystem of small businesses serving the rural, residential, commercial & industrial population including construction-related business associated with the Calahoo area as is typical of a rural-industrial economy

*Disclaimer: Information deemed reliable, but not Guaranteed, Purchasers should conduct independent due diligence. **

NDA is required for further financial info.

For more information contact:

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GET THE FACTS ON:

- ✓ *Your Home / Property Value:*
- ✓ *Multi-Family Investing*
- ✓ *Infills, Reno's & Rentals*
- ✓ *Latest Market Insights*
- ✓ *Residential / Condo*
- ✓ *Commercial / Industrial*
- ✓ *Rural / Acreages / AG*
- ✓ *Associated Business Values (if applicable)*

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** Sources include Sturgeon County Municipal Development Plan & planning documents; Alberta Regional Dashboard — Sturgeon County Property Assessments; Meta Data Centers — "Hello, Sturgeon County!" & Sturgeon Data Centre project brief; Sturgeon County utility, broadband & infrastructure information; Seller-provided EBITDA "as filed" financials as of Q2 YTD 2026. AI was used to compile / prepare some information. Reference material current to August 2026. This is a market-context summary, not a formal appraisal or opinion of value.*