

JUST LISTED

25 54500 Range Rd 275

Calahoo AB T8R 1Z1

MaxWell

MAXWELL CHALLENGE REALTY



\$999,000

0 Beds

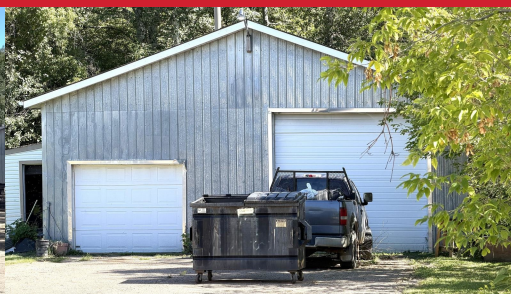
0 Baths

3,977 sqft

14,810 sqft

Listing ID: 45500049

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 partially renovated in 2024 •1,500 SF (+/-) 33x50 ft heated shop with large sump & 2 grade-level loading doors (13hx1111w & 7hx811w) •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. Contact the lister for more information. NDA required for financial info. (id:36536)



JOHN FRASER

Associate

(780) 499 7720 Cell

(780) 483 4848 Office

johnfraser@maxwellrealty.ca

www.jfsells.com

**EXPLORE THE POSSIBILITIES.
FOR A SHOWING - CALL TODAY!**