

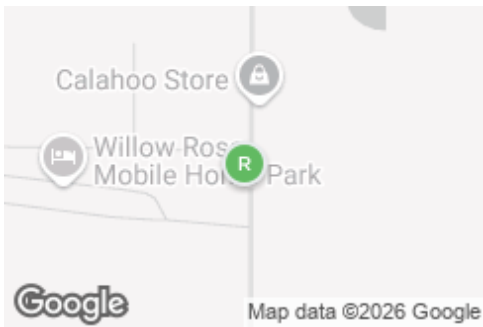
BUSINESS LAND & BUILDINGS

25 54500 Range Rd 275, Calahoo, AB, T8R 1Z1

Retail: Freestanding For Sale

Prepared on August 29, 2026

1 of 1 Listings



Listing Details | Retail For Sale

Secondary Uses	Specialty
Total Available Space	3,977 SF
Asking Price	\$999,000
Listing Price Per SF	\$251.19
Cap Rate (Actual)	-
Total Expenses	\$4,845
Investment	Yes
Possession	60 Days / Negotiable
Signage	On Building
Show Instructions	Call broker

Tax Year	2025
Real Estate Taxes	\$4,845 in 2025
Vacant	No
Available Date	Now
Days On Market	3 days
Date Listed	8/26/2026
Last Modified	8/29/2026
Listing ID	45500049
Owner Occupied	Yes
Parking Spaces	10

Description

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 (13'hx11'11"w & 7'hx8'11"w)
- 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.

Property Features

Location Details

Address	25 54500 Range Rd 275, Calahoo, AB, ...	County	Sturgeon
Zoning	C2 LOCAL COMMERCIAL	Name	25 54500 Rr 275

Building Details

Sub Type	Freestanding	Rentable Space	3,997 SF
Building Status	Existing	Air Conditioned	Yes
Building Size	3,997 SF	Heated	Yes
Land Size	0.34 Acres / 14,810 SF	Security System	yes
Number of Buildings	2	Owner Occupied	Yes
Number of Floors	1	Electricity	Yes
Year Renovated	2024	Water	Yes, Private, Well on Site
Primary Constr. Type	Framed	Sanitary Sewer	Yes, County, On site cistern feeds to l...
Occupancy Type	Single Tenant	Natural Gas	Yes
Parking Spaces	10	Fiber Optic	Yes, Northern Lights
Parking Ratio	-	Rail Service	No
Retail Space	2,477 SF		

Property Listings

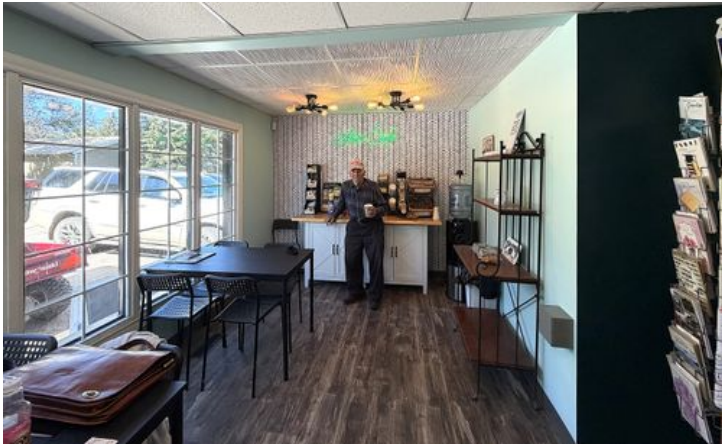
1 Listing | 3,977 SF | \$999,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Convenience & Liquor St...	-	3,977 SF	\$999,000	Now

Additional Photos



















Contact



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MaxWell Challenge Realty