



LIQUOR HUB

RETAIL LIQUOR STORE + COMMERCIAL REAL ESTATE | SYLVAN LAKE, ALBERTA

\$739,000

102, 25 Beju Industrial Drive, Sylvan Lake, AB

LAPP REALTY **COMMERCIAL**

at eXp Realty

THE OPPORTUNITY

Unit 102 at 25 Beju Industrial Drive is a 2,595 SF ground-floor highway commercial condominium in the Centennial Building, Beju Industrial Park, Sylvan Lake. The unit has operated continuously as Liquor Hub, a full-service retail liquor store. The property is offered as a single turnkey transaction — real estate, all installed fixtures and equipment, and the operating business.

The unit delivers direct Highway 20 pylon signage exposure to 13,683 vehicles per day. Beju Industrial Park is Sylvan Lake's primary commercial hub, serving approximately 15,931 residents (Statistics Canada, 2021 census) and the Lacombe County trading area. CH Highway Commercial zoning supports retail, food service, professional, and service uses, giving an incoming operator flexibility to continue liquor retail or redeploy the space.



KEY STATISTICS

2,595

SF — GROSS AREA

2014

YEAR BUILT

13,683

VPD — HWY 20

7.5%

CAP RATE (MARKET)

\$739K

ASKING PRICE

PROPERTY HIGHLIGHTS

- Active AGLC retail liquor licence in good standing, available for transfer to incoming operator
- Turnkey retail operation — no build-out required, store is fully equipped and operational
- Walk-in cooler, 4-6 glass-door refrigerators, and full commercial shelving included
- Age-verification POS system, security cameras, and Highway 20 pylon signage included
- Confirmed inventory of \$166,627 at cost (ARC LLP 2025) transferred separately on closing
- Asset Sale or Share Sale structure available — buyer selects the structure for their tax position
- CH zoning — retail, food service, professional, and personal service uses permitted
- Centennial Building, Beju Industrial Park — Sylvan Lake's primary commercial node
- Fee simple title — clear of all caveats and encumbrances beyond ATB mortgage to discharge
- Three years of compiled financial statements available to qualified buyers on request

BUILDING & FIXTURES



The Building

Unit 102 is a ground-floor commercial condominium in the Centennial Building, constructed in 2014. Building area is 2,595 SF on the ground floor. The unit carries a common share of 1,696 / 10,000 undivided interests. CH Highway Commercial zoning. LINC 0036 438 547. Title 172 145 549. 2026 municipal assessment: \$431,000 (\$166/SF). Annual property tax: \$7,135.30.



Installed Fixtures & Equipment

The unit is equipped with a full commercial retail build-out. All fixtures transfer with the sale. Replacement value on a used/installed basis is confirmed at \$91,000 to \$136,000 per the valuation report.

Walk-in Cooler:	Standard back-of-store configuration, confirmed	Display Refrigerators:	4-6 reach-in / glass-door units
Commercial Shelving:	Full store fit-out, floor to ceiling	Leasehold Improvements:	Flooring, electrical, lighting
POS / Cash Register:	Age-verification hardware included	Security Cameras:	Installed throughout
Signage:	Building-mounted + Highway 20 pylon	Replacement Value (Used):	\$91,000 – \$136,000

FINANCIAL SUMMARY



Historical Revenue

Year	Gross Revenue	YoY	Margin
2023	\$452,880	—	—
2024	\$424,070	-6.4%	—
2025	\$368,453	-13.1%	31.2%

Compiled by ARC LLP, CPA on a compilation basis. Three fiscal years of financial statements available to qualified buyers on request. Gross margin confirmed at 31.2% for fiscal 2025.

Real Estate Income Analysis

Valued on an income approach at market NNN rates for comparable CH-zoned highway commercial space in the Sylvan Lake area. These are market-estimated figures. No executed lease exists; the unit is currently owner-operated.

NNN Market Rate (estimated)	\$16.50 / SF
Annual Gross Income (market)	\$42,818 / yr
Building Value (reconciled report)	\$526,000
Value per SF (reconciled)	\$203 / SF
5-Year Gross Income (market)	\$214,088

Transaction Structure

The listing price of \$739,000 covers the real estate, all installed fixtures and equipment, and the ongoing business. Inventory (\$166,627 confirmed at cost, ARC LLP 2025 trial balance) is priced and transferred separately at closing. The sale may be structured as an Asset Sale or a Share Sale — the buyer selects the structure that best fits their tax position. Independent legal and accounting advice is recommended for both parties.

List Price (combined RE + Business):	\$739,000
Real Estate Reconciled Value (from valuation report):	\$526,000
Inventory (2025, at cost — transferred separately at closing):	\$166,627

Licence & Title Notes

Liquor Hub Ltd. holds the active AGLC Retail Class A liquor store licence. An incoming operator must submit an AGLC Transfer of Retail Store Licence application. Closing is conditional on AGLC approval of the transfer where applicable. The ATB Financial mortgage registered on title is to be discharged in full on or before the possession date. Title is fee simple, Condo Plan 1425480, Unit 2, with mines and minerals excepted.



LIQUOR HUB

102, 25 Beju Industrial Drive, Sylvan Lake, AB
Asking Price **\$739,000 (RE + Business)**

Building Area	2,595 SF (ground floor)
Legal Description	Condo Plan 1425480, Unit 2
LINC	0036 438 547
Title Number	172 145 549
Zoning	CH — Highway Commercial
Year Built	2014
Complex	Centennial Building, Beju Industrial Park
Common Share	1,696 / 10,000 undivided interests
Registered Owner	Liquor Hub Ltd.
2026 Assessment	\$431,000 (\$166/SF)
Annual Property Tax	\$7,135.30
NNN Market Rate (estimated)	\$16.50/SF — \$42,818/yr
Cap Rate (market estimate)	7.5%

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