

**101, 2958 Main Street SE
Airdrie, Alberta**

MLS # A2228243



\$1,300,000

Division: Sierra Springs

Type: Retail

Bus. Type: Liquor Store

Sale/Lease: For Lease

Bldg. Name: 2958 Main Street SE

Bus. Name: Sierra Springs Liquor Inc.

Size: 2,600 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Inventory

Fantastic opportunity to own a turnkey liquor store business in the heart of Airdrie's most established commercial hub. High exposure, main street facing, located in the end cap unit of a modern retail building with a neighboring bottle depot tenant. Adjacent to Home Depot, Walmart, car dealerships and major fast-food chains. The store hosts industry festivals and tasting events in its dedicated tasting room. Well designed retail space includes quality wood shelving, beer taps, walk-in cooler, and 2 tills. Ample customer flex parking with 2 assigned staff spots at rear. 2600 Sq Ft. of retail space, back areas include loading bay with overhead door, tasting room, washroom and 2 upper mezzanine office/storage spaces. Mezzanine space is bonus as not including rental square footage price calculation. Current inventory value estimated at \$1,791,000.00 which is included in the business sale. Historic Sales of \$2.5-3 M per year, recent sale of \$1.5 M declined due to renovation impacting operations (now complete), 2025 forecasted sales \$2.22 - \$2.5 M. New lease to commence upon closing business sale. 5-year lease, first 3 months free rent, year 1 \$4,000 incl. gst./month, years 2-3 \$5,000 incl. gst./month, years 4-5 \$5,600 incl. gst./month. Additional rent/Op. cost of 7\$ not incl. gst./sq. ft. based on 2600 Sq. Ft. Term extension options included.