

**MLS # A2283698**

## Medicine Hat, Alberta



# \$189,900

**Division:** Medicine Hat

**Type:** Mixed Use

**Bus. Type:** Liquor Store

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,240 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Seller will Provide equipment list

**Prime Opportunity:** Established Liquor Store in Medicine Hat Own one of Medicine Hat's premier liquor stores, a HIGH MARGIN business boasting consistent annual sales. This turnkey operation features a spacious 2,200 sq. ft. layout and a convenient rear receiving dock, all while benefiting from an incredibly affordable monthly rent of just \$2,782.07 includes (BASE RENT, CAM, GST) While the business is currently a top performer, there is massive untapped potential for growth through localized marketing, flyer campaigns, and the introduction of delivery services. This offering is for a BUSINESS ASSET SALE, though a REAL ESTATE PURCHASE OPTION exists to acquire the building as part of a package deal;allowing you to become your own landlord and secure your long-term investment.