

**10518 100 Avenue  
Grande Prairie, Alberta**

**MLS # A2181289**



# \$525,000

**Division:** College Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,660 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See attached List under Supplements

TURN-KEY DISTILLERY AVAILABLE FOR IMMEDIATE OCCUPANCY. OVER \$1 MILLION DOLLARS OF EQUIPMENT, ASSETS & LEASEHOLDS ALREADY IN PLACE!!&nbsp; This is a truly remarkable opportunity to acquire a ready to operate business at a fraction of the set-up cost.&nbsp; An even bigger bonus is the fact that the tasting room and retail area are also ready to go, the high-visibility location will allow for great exposure to 100 Avenue Grande Prairie which offers huge traffic counts.&nbsp; Also keep in mind that an additional 2041sq.ft. are available directly adjacent and could offer a great opportunity to expand the tasting room or create a restaurant/lounge to compliment the retail side of this business.&nbsp; The past operator of this business was able to conduct a very profitable business and the liquor/alcohol industry is a sector that can offer many revenue streams and the ability for growth.&nbsp; Building owner is open to many different arrangements as far as vendor financing, amortizing equipment costs into a lease payment, assisting with any needed leasehold improvements, business partnerships to fit the next operators needs, bring us an idea and let&rsquo;s see what we can do.&nbsp; The local economy is trending in a positive direction and the timing on a new business venture could lead to great future returns.&nbsp; Asset/Equipment list available in Supplements.&nbsp; Call a Commercial Realtor today for additional information and to arrange a tour of the property & operations.