

**200A, 8706 Franklin Avenue  
Fort McMurray, Alberta**

**MLS # A2193066**



**\$199,000**

**Division:** Downtown

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,484 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All existing groceries, all kitchen appliances, butcher shop appliances, New Kitchen with Hood

Thriving 25-Year-Old Grocery Store, Butcher Shop & Takeout Restaurant – Turnkey Business Opportunity! This well-established grocery store, butcher shop, and takeout restaurant has been a staple in the Fort McMurray community for 25 years, earning a strong reputation and a loyal customer base. With a wide selection of fresh produce, high-quality meats, and essential groceries, the store is known as a one-stop shop for food and beverage needs. The full-service butcher shop is staffed by skilled professionals who provide premium cuts and expert advice. The business recently underwent major upgrades, with over \$350,000 invested in new equipment, including a full kitchen setup, walk-in coolers, and cold storage, ensuring smooth and efficient operations. There is also great potential for expansion, with opportunities to add lottery and tobacco sales to increase revenue. Furthermore, the business is approved for one foreign worker, making staffing more flexible for new ownership. With a monthly rent of \$6,000 (excluding utilities) and a renewable 5+5 year lease option, this is a profitable and reliable investment for entrepreneurs, investors, and new immigrants looking for a turnkey business in a prime location. Don't miss this exceptional opportunity!