



115 Main Street , Oyen, Alberta - \$679,000



Main Photo

Property Description

This charming grocery store offers the perfect opportunity for a husband-and-wife team to step into a thriving business with plenty of room for growth. Located in the heart of a bustling town just 3 hours from Calgary, this store is ideally situated near local schools (K-12) and a hospital, ensuring a steady stream of foot traffic. With the meat department currently closed due to manpower shortages, there's a clear opportunity to increase revenue by reopening it. Additionally, the space offers potential for expansion into a liquor store, adding a lucrative income stream. The building's envelope was fully replaced in 2019, ensuring modern infrastructure, while the attached manager's suite includes 3 bedrooms, 1 bathroom, and a kitchen, providing comfortable living accommodations.

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