



604 1 Street S, Grassy Lake, Alberta - \$699,000



Main Photo

Property Description

Exceptional Turnkey Investment Opportunity. This offering includes land, a mixed-use building (grocery and residential), a well-established grocery business, equipment, and an above-ground fuel tank. The business serves as a central retail hub for the town, offering a comprehensive range of products including groceries, liquor, tobacco, lottery, and fuel (regular and diesel). As the only grocery store in town, it enjoys consistent customer traffic and reliable revenue streams. The property has been thoughtfully upgraded and is meticulously maintained. A newly built 1,200 sq. ft. residential home featuring 2 bedrooms and 2 bathrooms is located directly adjacent to the commercial building—ideal for owner-occupancy or generating additional rental income. The grocery store occupies 3,200 sq. ft. on a 23,702 sq. ft. (0.544

acre) lot, with significant potential for further development. Opportunities include enhancing the existing fuel infrastructure, introducing a shop-in-shop food depot in response to growing local demand. This growth is expected to further increase foot traffic and broaden the store's customer base, enhancing long-term value for investors and operators alike. New residential developments are currently under construction, adding significant value to this opportunity whether for investment purposes or owner-occupied operation. This is a rare chance to acquire a thriving business with real estate and immediate upside in a growing Alberta community.

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