



**101, 2958 Main Street SE, Airdrie, Alberta - \$1,300,000**



Main Photo

## Property Description

Fantastic opportunity to own a turnkey liquor store business in the heart of Airdrie's most established commercial hub. High exposure, main street facing, located in the end cap unit of a modern retail building with a neighboring bottle depot tenant. Adjacent to Home Depot, Walmart, car dealerships and major fast-food chains. The store hosts industry festivals and tasting events in its dedicated tasting room. Well designed retail space includes quality wood shelving, beer taps, walk-in cooler, and 2 tills. Ample customer flex parking with 2 assigned staff spots at rear. 2600 Sq Ft. of retail space, back areas include loading bay with overhead door, tasting room, washroom and 2 upper mezzanine office/storage spaces. Mezzanine space is bonus as not including rental square footage price calculation. Current inventory value estimated at \$1,791,000.00 which is included in the business sale. Historic Sales of \$2.5-3 M per year, recent sale of \$1.5 M declined due to renovation impacting operations (now complete), 2025 forecasted sales \$2.22 - \$2.5 M. New lease to commence upon closing business sale. 5-year lease, first 3 months free rent, year 1 \$4,000 incl. gst./month, years 2-3 \$5,000 incl. gst./month, years 4-5 \$5,600 incl. gst./month. Additional rent/Op. cost of 7\$ not incl. gst./sq. ft. based on 2600 Sq. Ft. Term extension options included.

## REALTOR Referral

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*Courtesy Of: LB Hubbard Realty Group*



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