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**101, 2958 Main Street SE, Airdrie, Alberta - \$400,000**



Main Photo

## Property Description

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



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overhead door, tasting room, washroom and 2 upper mezzanine office/storage spaces. Mezzanine space is bonus as not including rental square footage price calculation. Purchase price includes inventory, purchase price and included inventory volume negotiable. 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. See NDA in supplements, to be completed and sent to listing agent for financial docs and inventory records release.

## REALTOR Referral

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*Courtesy Of: LB Hubbard Realty Group*



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