

# **\$1,199,000 - 103 Main Avenue, Sundre**

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MLS® #A1143136

**\$1,199,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Sundre, Alberta

Tremendous business opportunity here on this very attractive and busy liquor retail outlet. This venture boasts excellent returns on investment and is a turn key operation ready for the new owners to start their own venture in one day. The financial statements show excellent returns and potential is unlimited. The building is in excess of 3000 sq. ft. and had major renovations done in 2010, and hosts a large cooler with doors that open to the retail area and are stocked from the backside of the cooler making stock rotation easy. There is a new ice machine as well, with ice sales over the last 3 months being in excess of 1700 bags. There is an abundance of shelving in the rear of the store supplying lots of storage for hard liquor and wine. The retail area and the cooler boast LED lighting and is extremely well set up, hosting a bright cheery atmosphere making shopping easy and comfortable. The price also includes a 2019 Dodge Caravan vehicle with low kms. for deliveries and stock pickup if needed. The current owner/manager will stay on for a period of time to train the new manager if the new owners would like. Truly this is an excellent business with super returns on your investment with a great location.



Built in 1969

## **Essential Information**

MLS® #                      A1143136

|            |             |
|------------|-------------|
| Price      | \$1,199,000 |
| Sold Price | \$1,050,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1969        |
| Type       | Commercial  |
| Sub-Type   | Business    |
| Status     | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 103 Main Avenue      |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 1X0              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 31st, 2021   |
| Date Sold      | December 20th, 2023 |
| Days on Market | 839                 |
| Zoning         | Commercial          |
| HOA Fees       | 0.00                |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | ROYAL LEPAGE WILDROSE REALTY |
|----------------|------------------------------|

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