

\$430,000 - 11913 20 Avenue, Blairmore

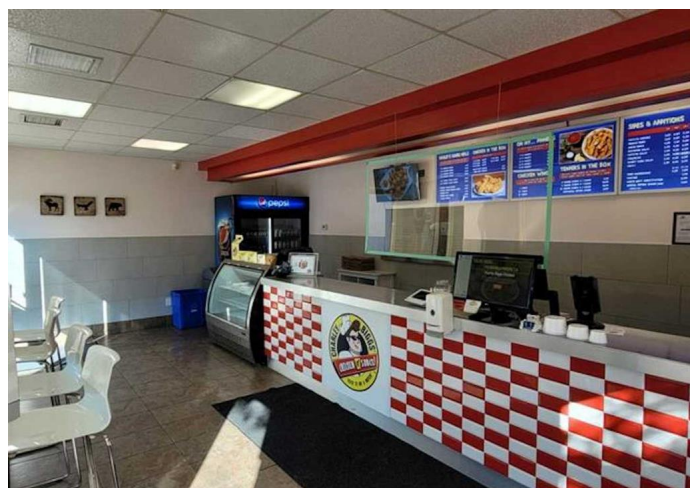
MLS® #A2176786

\$430,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Blairmore, Alberta

Located at 11913 20th Ave. in Blairmore, Alberta, Charley Biggs Chicken presents a unique opportunity to own both a successful business and prime real estate. This well-established, takeout-focused franchise has demonstrated consistent revenue growth and built a loyal customer base since its opening in 2017, reflected in its strong 4.5-star rating. The property includes a lot of approximately 15,000 sqft with a 1,516-sqft building, both included in the sale. Charley Biggs operates independently of franchise royalties, providing valuable freedom to create unique menu items tailored to customer preferences. Positioned strategically along a major route into British Columbia, the business benefits from steady traffic driven by local tax advantages, tourism, and consistent activity from nearby mining employees. With similar competitors located no closer than 138 km in Lethbridge and 165 km in Cranbrook, Charley Biggs enjoys a competitive edge and dominant market position in the area. Operating Monday through Saturday from 11:00 am to 8:00 pm, Charley Biggs primarily serves takeout customers, with a small four-seat dine-in area to emphasize the quality of the takeout experience. The daily operations are supported by a dedicated team, including two full-time owner-operators and three part-time staff members. The business has demonstrated minimal seasonal fluctuations, even seeing an increase in demand for takeout post-COVID. Blairmore's only



public swimming facility and its recently renovated park draw substantial local summer traffic, further contributing to consistent revenue. This sale offers a turnkey business with substantial property assets and includes financial statements from the past three years, along with a complete list of equipment. This opportunity is ideal for a hands-on owner-operator looking to step into a profitable venture with limited competition and a solid customer base. For more details or to arrange a tour, please contact us. Tours by appointments only.

Built in 1974

Essential Information

MLS® #	A2176786
Price	\$430,000
Sold Price	\$390,000
Bathrooms	0.00
Acres	0.00
Year Built	1974
Type	Commercial
Sub-Type	Business
Status	Sold

Community Information

Address	11913 20 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

Additional Information

Date Listed	November 1st, 2024
Date Sold	February 25th, 2025
Days on Market	116
Zoning	C

HOA Fees 0.00

Listing Details

Listing Office Royal LePage Solutions

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