

# \$199,000 - 200a, 8706 Franklin Avenue, Fort McMurray

MLS® #A2193066

**\$199,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

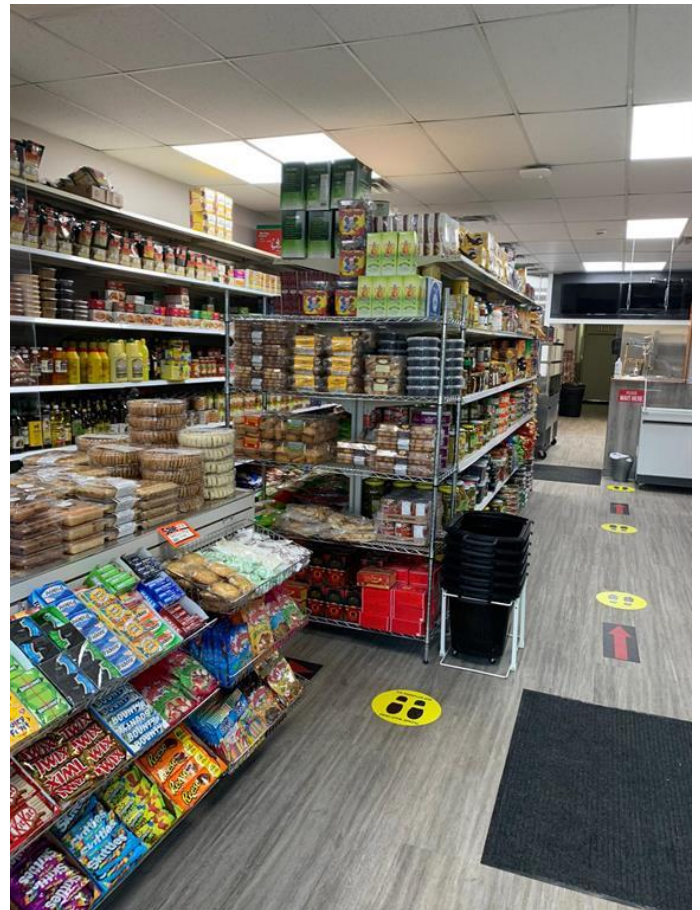
Downtown, Fort McMurray, Alberta

Thriving 25-Year-Old Grocery Store, Butcher Shop & Takeout Restaurant – Turnkey Business Opportunity!

This well-established grocery store, butcher shop, and takeout restaurant has been a staple in the Fort McMurray community for 25 years, earning a strong reputation and a loyal customer base. With a wide selection of fresh produce, high-quality meats, and essential groceries, the store is known as a one-stop shop for food and beverage needs. The full-service butcher shop is staffed by skilled professionals who provide premium cuts and expert advice.

The business recently underwent major upgrades, with over \$350,000 invested in new equipment, including a full kitchen setup, walk-in coolers, and cold storage, ensuring smooth and efficient operations. There is also great potential for expansion, with opportunities to add lottery and tobacco sales to increase revenue. Furthermore, the business is approved for one foreign worker, making staffing more flexible for new ownership.

With a monthly rent of \$6,000 (excluding utilities) and a renewable 5+5 year lease option, this is a profitable and reliable investment for entrepreneurs, investors, and new immigrants looking for a turnkey business in a prime location. Don't miss this



exceptional opportunity!

Built in 1975

### Essential Information

MLS® #	A2193066
Price	\$199,000
Bathrooms	0.00
Acres	0.00
Year Built	1975
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	200a, 8706 Franklin Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2J6

### Additional Information

Date Listed	February 6th, 2025
Days on Market	220
Zoning	-

### Listing Details

Listing Office	RE/MAX Connect
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