

\$258,000 - 4819 45 Street, Rocky Mountain House

MLS® #A2232570

\$258,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

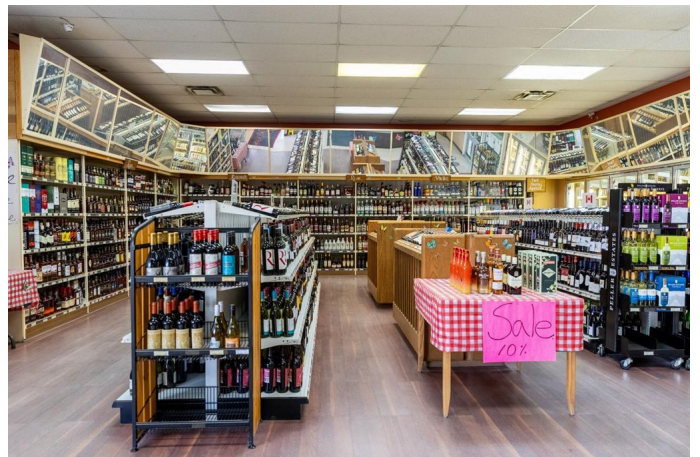
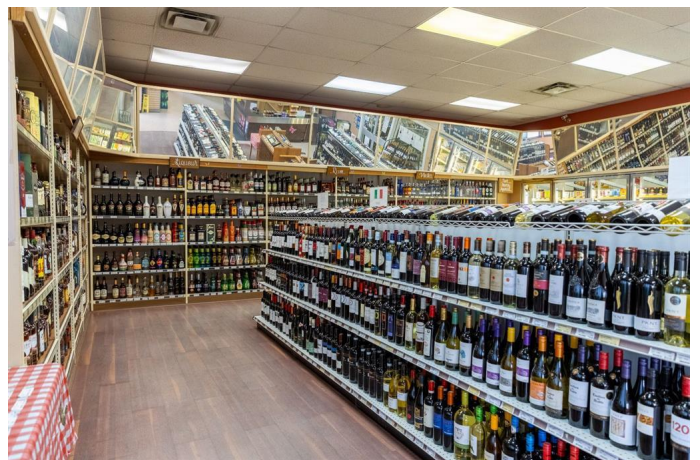
NONE, Rocky Mountain House, Alberta

This established turn-key business is strategically located adjacent to a busy highway (Hwy 11) and within a hotel complex, ensuring maximum visibility, parking, and foot traffic. A well established liquor store with a remarkable inventory that sets it apart in the market; with impressive variety and quantity of products, catering to a diverse clientele, local residents, visitors and the hotel guests, an already established customer base and loyal clientele. With a solid reputation in the community and established relationships with suppliers, this is not just a retail operation, it's a thriving business ready for new ownership to take it to the next level. Strong sales performance, consistent profitability, and growth potential make this a desirable opportunity to own a successful business with a strong foundation. Inventory is estimated at \$235,000 and is separate from sale price.

Built in 1993

Essential Information

MLS® #	A2232570
Price	\$258,000
Bathrooms	0.00
Acres	0.00
Year Built	1993
Type	Commercial
Sub-Type	Retail
Status	Active



Community Information

Address	4819 45 Street
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T1A9

Additional Information

Date Listed	June 19th, 2025
Days on Market	154

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.