

\$400,000 - 101, 2958 Main Street Se, Airdrie

MLS® #A2258260

\$400,000

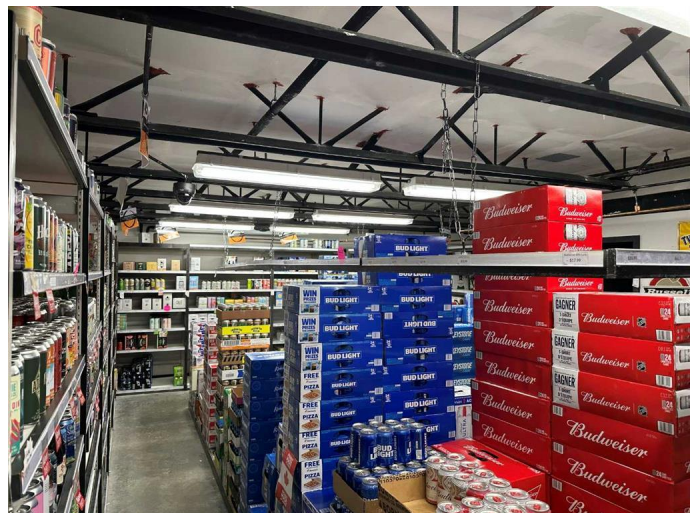
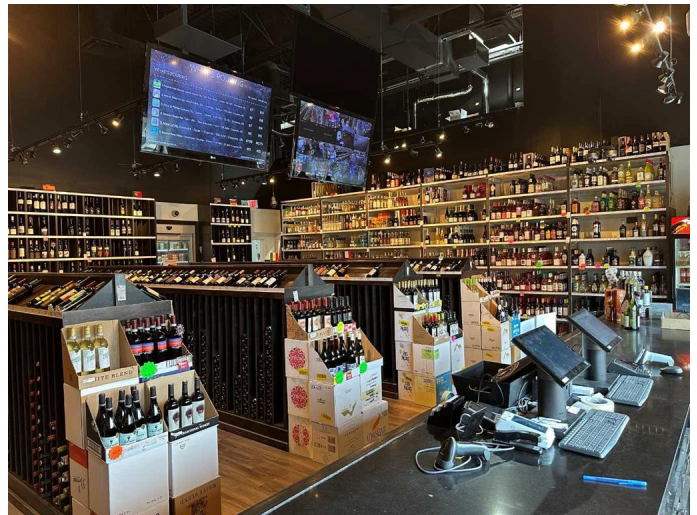
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Sierra Springs, Airdrie, Alberta

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 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.

Built in 2012

Essential Information



MLS® #	A2258260
Price	\$400,000
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	101, 2958 Main Street Se
Subdivision	Sierra Springs
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3G4

Amenities

Parking Spaces	12
----------------	----

Additional Information

Date Listed	September 18th, 2025
Days on Market	4

Listing Details

Listing Office	LB Hubbard Realty Group
----------------	-------------------------

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.