CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

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277, 11801 100 Street
Grande Prairie, Alberta

MLS # A2244449

$199,000

Division:	NONE
Type:	Retail
Bus. Type:	Convenience Store,Retail
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Well Established Smoke Shop and Lotto Business.
Size:	319 sq.ft.
Zoning:	-

Heating:	-	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	-
Sewer:	-	**Lot Feat:**	-
Inclusions:	N/A		

An exceptional opportunity to own a well-established franchise gift and smoke shop with a lottery terminal, ideally located in high-traffic Mall, surrounded by other successful businesses.This store has been a staple in the community for over 30 years, with the current owners operating since 2019. Offering a wide variety of products, lottery sales, and strong customer loyalty, this business is perfectly positioned for continued success.The location benefits from excellent foot traffic, great visibility, and a prime mall location, making it an ideal family-run operation or investment for someone looking to step into a proven, profitable setup.Financial details (2023, 2024, and 2025 YTD profit and loss) will be provided to qualified buyers after signing an NDA.Don't miss this chance to acquire a turnkey operation with a strong foundation and long-standing reputation in a prime retail setting

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