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GROCERY FOR SALE

Businesses and Franchises for Sale > Business for Sale

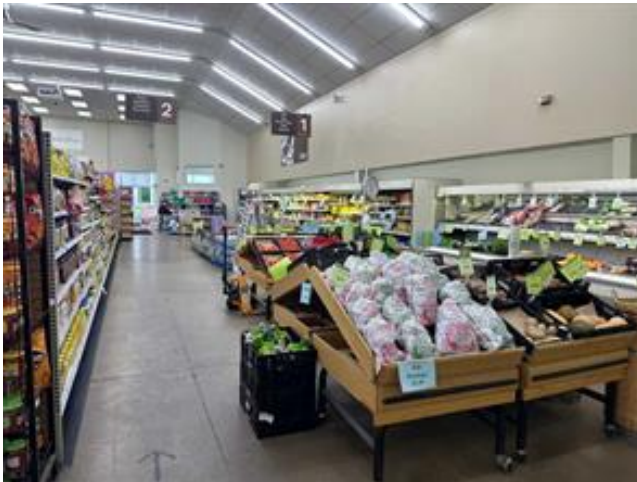




Location
Nanton, Alberta



Listing ID:
30597


MLS ID:
A2220875

\$3,890,000



 **FRANCIS LEE**
 (403) 680-6130

 MaxWell Canyon Creek
 403-278-8899

 Nanton , Alberta

Transaction Type

For Sale

Days On Market

94

Business Type

Grocery

Zoning

Highway Service District

Building Type

Retail,Strip Mall

Year Built

1992

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Building Area (Sq. Ft.)

11255.00

Building Area (Sq. M.)

1045.62

Lot Size (Sq. Ft.)

30280

Lot Size (Acres)

0.70

Inclusions

Will provide

Restrictions

Call Lister

Reports

Title

As the subject property Fresh Mart is the largest and only long-established grocery store in this community, this site represents one of the larger business locations within the community. There are two smaller confectionary style stores, and the C-store gas bars noted above, and the Drug Store however there are no major competitors for Fresh Mart. It is located 1 hour away from Calgary along Hwy #2 and the Traffic flow along Hwy #2 through this community is approximately 12,000 vehicles per day with a greater flow of traffic further north closer to Calgary from Aldersyde into Okotoks ramping up from 22,000 vehicles per day to over 45,000 from Okotoks to Calgary. The population is 2,446 based on 2024 and the has increased 6.44 % from 2023. REVENUE 2024: \$4,055,622 ,2023: \$4,186,142 2022: \$3,998,345, GROSS MARGIN 2024: \$1,108,936, 2023: \$1,069,555 2022: \$1,164,136 NOI 2024: \$581,202

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