# \$699,000 - 604 1 Street S, Grassy Lake

MLS® #A2209104

## \$699,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Grassy Lake, Alberta

Exceptional Turnkey Investment Opportunity. This offering includes land, a mixed-use building (grocery and residential), a well-established grocery business, equipment, and an above-ground fuel tank. The business serves as a central retail hub for the town. offering a comprehensive range of products including groceries, liquor, tobacco, lottery, and fuel (regular and diesel). As the only grocery store in town, it enjoys consistent customer traffic and reliable revenue streams. The property has been thoughtfully upgraded and is meticulously maintained. A newly built 1,200 sq. ft. residential home featuring 2 bedrooms and 2 bathrooms is located directly adjacent to the commercial buildingâ€"ideal for owner-occupancy or generating additional rental income. The grocery store occupies 3,200 sq. ft. on a 23,702 sq. ft. (0.544 acre) lot, with significant potential for further development. Opportunities include enhancing the existing fuel infrastructure, introducing a shop-in-shop food depot in response to growing local demand. This growth is expected to further increase foot traffic and broaden the store's customer base, enhancing long-term value for investors and operators alike. New residential developments are currently under construction, adding significant value to this opportunity whether for investment purposes or owner-occupied operation. This is a rare chance to acquire a thriving business with real estate and immediate upside in a growing Alberta







community.

#### Built in 1982

#### **Essential Information**

MLS® # A2209104

Price \$699,000

Bathrooms 0.00

Acres 0.00

Year Built 1982

Type Commercial

Sub-Type Business

Status Active

## **Community Information**

Address 604 1 Street S

Subdivision NONE

City Grassy Lake

County Taber, M.D. of

Province Alberta

Postal Code T0K 0Z0

### **Additional Information**

Date Listed April 7th, 2025

Days on Market 207

Zoning C

## **Listing Details**

Listing Office First Place Realty

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