

10518 100 Avenue  
Grande Prairie, Alberta

MLS # A2181289



## \$525,000

Division: College Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,660 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See attached List under Supplements

TURN-KEY DISTILLERY AVAILABLE FOR IMMEDIATE OCCUPANCY. OVER \$1 MILLION DOLLARS OF EQUIPMENT, ASSETS & LEASEHOLDS ALREADY IN PLACE!!&nbsp; This is a truly remarkable opportunity to acquire a ready to operate business at a fraction of the set-up cost.&nbsp; An even bigger bonus is the fact that the tasting room and retail area are also ready to go, the high-visibility location will allow for great exposure to 100 Avenue Grande Prairie which offers huge traffic counts.&nbsp; Also keep in mind that an additional 2041sq.ft. are available directly adjacent and could offer a great opportunity to expand the tasting room or create a restaurant/lounge to compliment the retail side of this business.&nbsp; The past operator of this business was able to conduct a very profitable business and the liquor/alcohol industry is a sector that can offer many revenue streams and the ability for growth.&nbsp; Building owner is open to many different arrangements as far as vendor financing, amortizing equipment costs into a lease payment, assisting with any needed leasehold improvements, business partnerships to fit the next operators needs, bring us an idea and let&rsquo;s see what we can do.&nbsp; The local economy is trending in a positive direction and the timing on a new business venture could lead to great future returns.&nbsp; Asset/Equipment list available in Supplements.&nbsp; Call a Commercial Realtor today for additional information and to arrange a tour of the property & operations.