



## 2067 Gaetz Avenue, Red Deer AB

Established Liquor Store Business

### PROPERTY DETAILS

Asking Price	\$175,000
Gross Sales	\$1,022,806 (2024)
Unit Size	4,477 SF
Lease Term	Expires January 31, 2029
Options	2 – 5 year terms available
Current Rate	\$19.50 PSF
Op Costs	\$10.98 PSF (Est. 2025)
Monthly Rent	\$11,371.58

- **Prime Location:** Situated on Gaetz Avenue, Red Deer's premier retail corridor
- **High Visibility & Traffic:** Directly across from Home Depot and Walmart Supercentre
- **Excellent Accessibility:** Only 1 minute from Highway 2
- **Well-established** business with 10+ years of successful operation
- Consistent repeat clientele from **surrounding residential** and commercial areas
- Surrounded by **major national retailers**, driving foot traffic
- **Turnkey Opportunity:** Ideal for investors or owner-operators looking to step into a thriving operation



**Mahmud Rahman** VP / Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

**Davin Rowe** Business Strategy Advisor

P 587.896.1142

E drowe@blackstonecommercial.com

Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

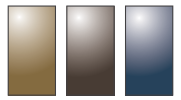
**BlackstoneCommercial.com**



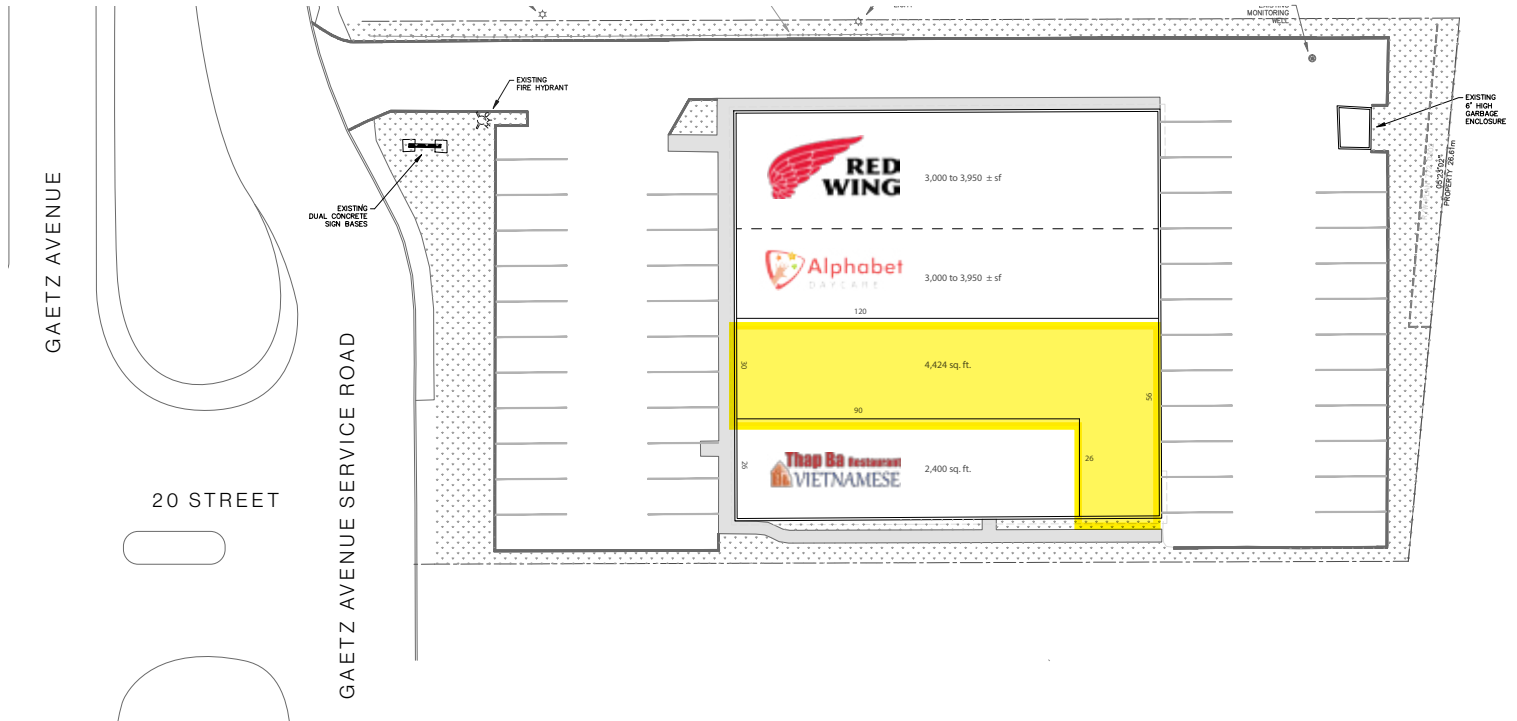
# FOR SALE Business Assets

2067 Gaetz Avenue - Unit B | Red Deer, AB

Established Liquor Store Business



Blackstone



Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

[BlackstoneCommercial.com](http://BlackstoneCommercial.com)

**Mahmud Rahman** VP/Associate

P 403.930.8651

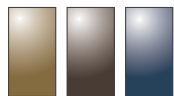
E [mrahman@blackstonecommercial.com](mailto:mrahman@blackstonecommercial.com)

**Davin Rowe** Business Strategy Advisor

P 587.896.1142

E [drowe@blackstonecommercial.com](mailto:drowe@blackstonecommercial.com)



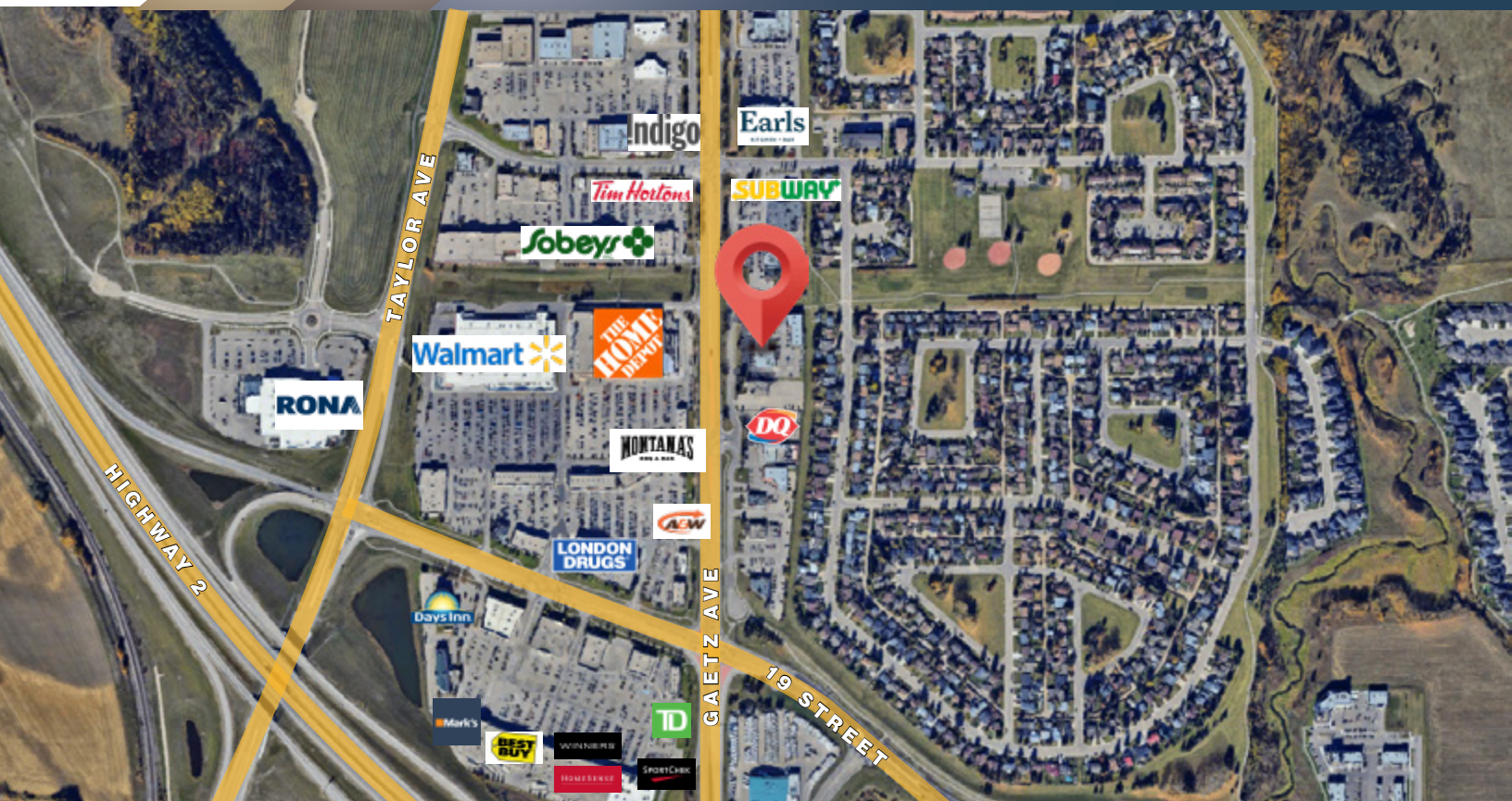


**Blackstone**

# FOR SALE Business Assets

2067 Gaetz Avenue - Unit B | Red Deer, AB

**Established Liquor Store Business**



NEIGHBORHOOD



POPULATION 5KM



MEDIAN AGE



HOUSEHOLD INCOME



TRAFFIC COUNT



**BlackstoneCommercial.com**

For more information, please contact one of our associates.

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

**Mahmud Rahman** VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

**Davin Rowe** Business Strategy Advisor

P 587.896.1142

E drowe@blackstonecommercial.com

Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

**BlackstoneCommercial.com**