



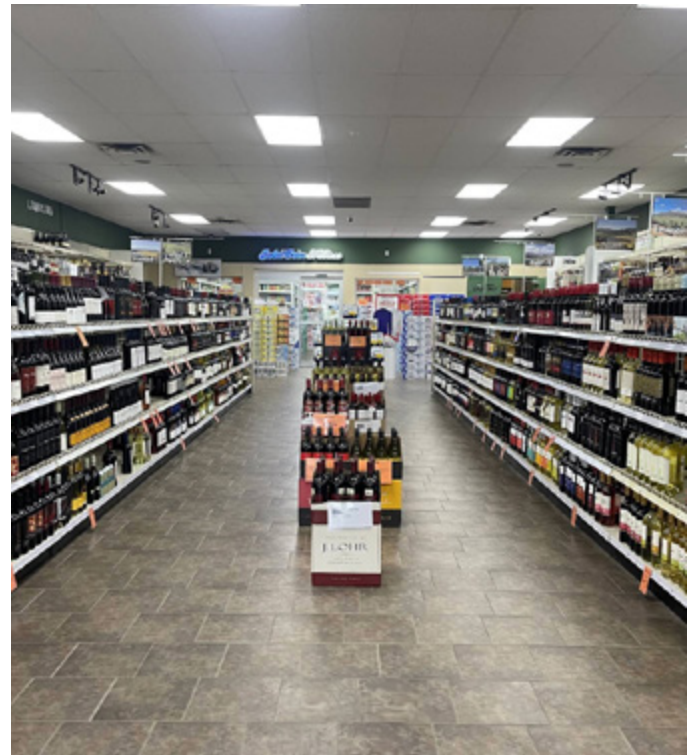
2067 Gaetz Avenue, Red Deer AB

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



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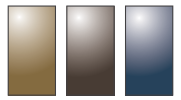
Unit A210
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Calgary, Alberta T2V 2X5
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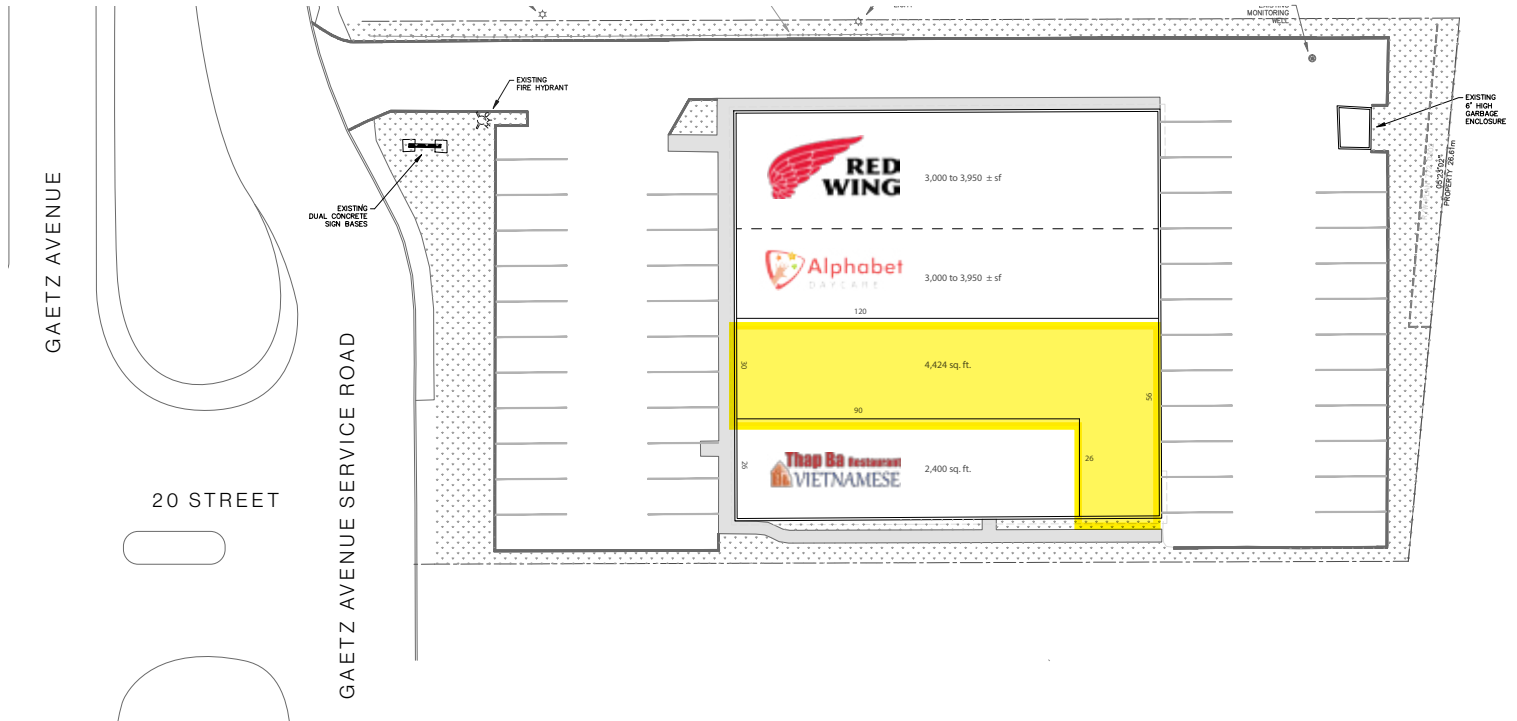
FOR SALE Business Assets

2067 Gaetz Avenue - Unit B | Red Deer, AB

Established Liquor Store Business



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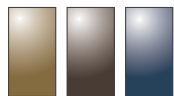
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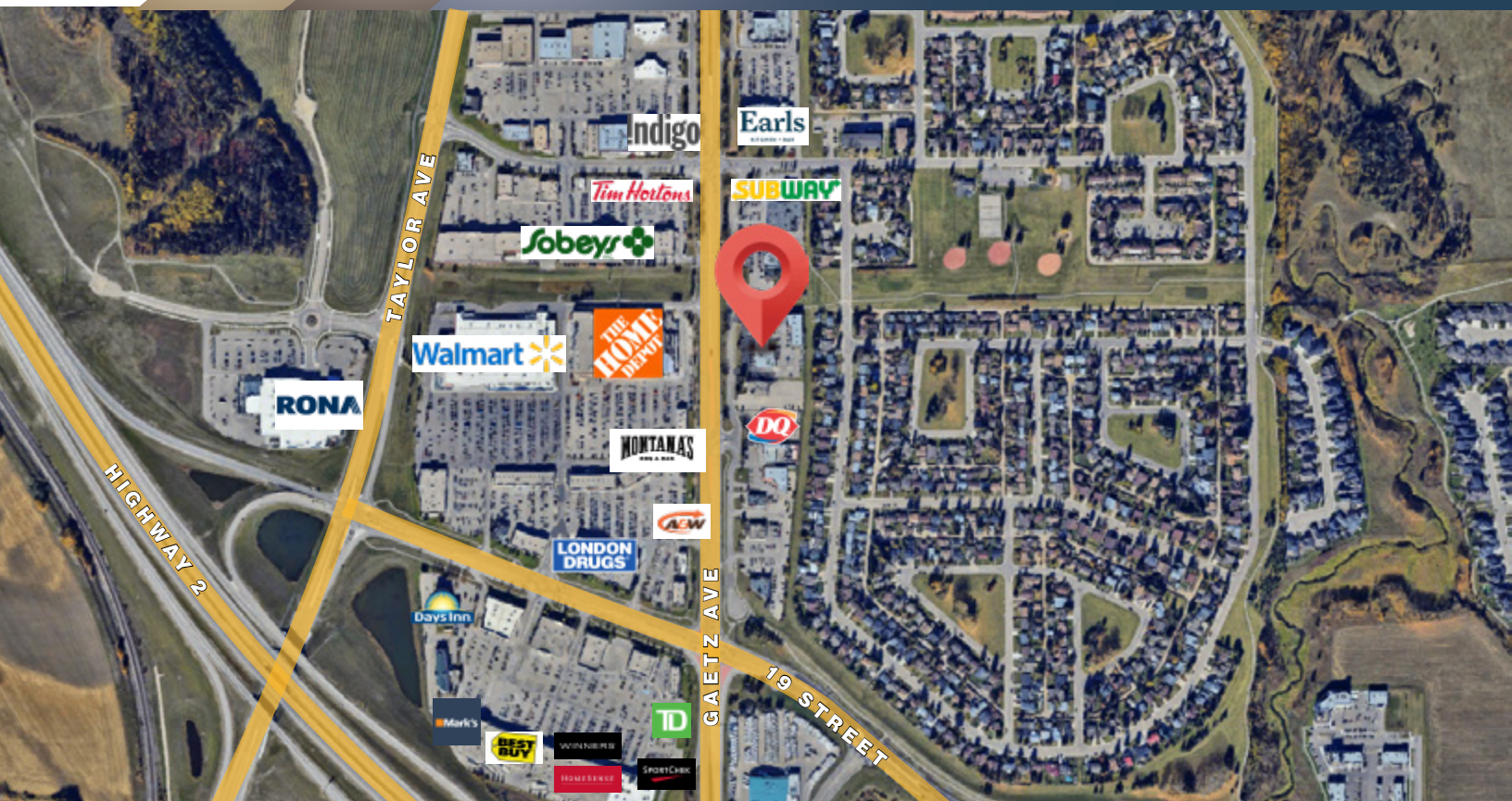


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FOR SALE Business Assets

2067 Gaetz Avenue - Unit B | Red Deer, AB

Established Liquor Store Business



NEIGHBORHOOD



POPULATION 5KM



MEDIAN AGE



HOUSEHOLD INCOME



TRAFFIC COUNT



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For more information, please contact one of our associates.

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