

JUST REDUCED



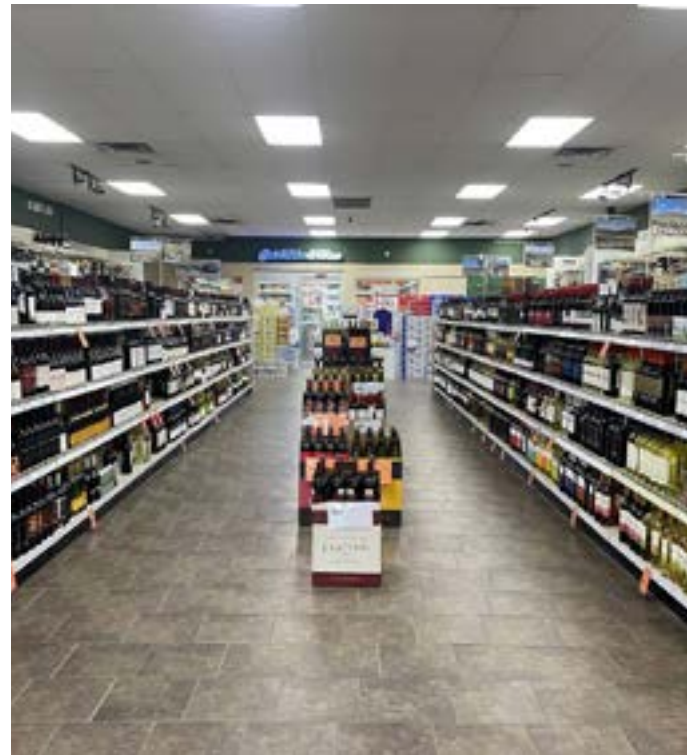
2067 Gaetz Avenue, Red Deer AB

Established Liquor Store Business

PROPERTY DETAILS

Asking Price	\$175,000 \$165,000
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

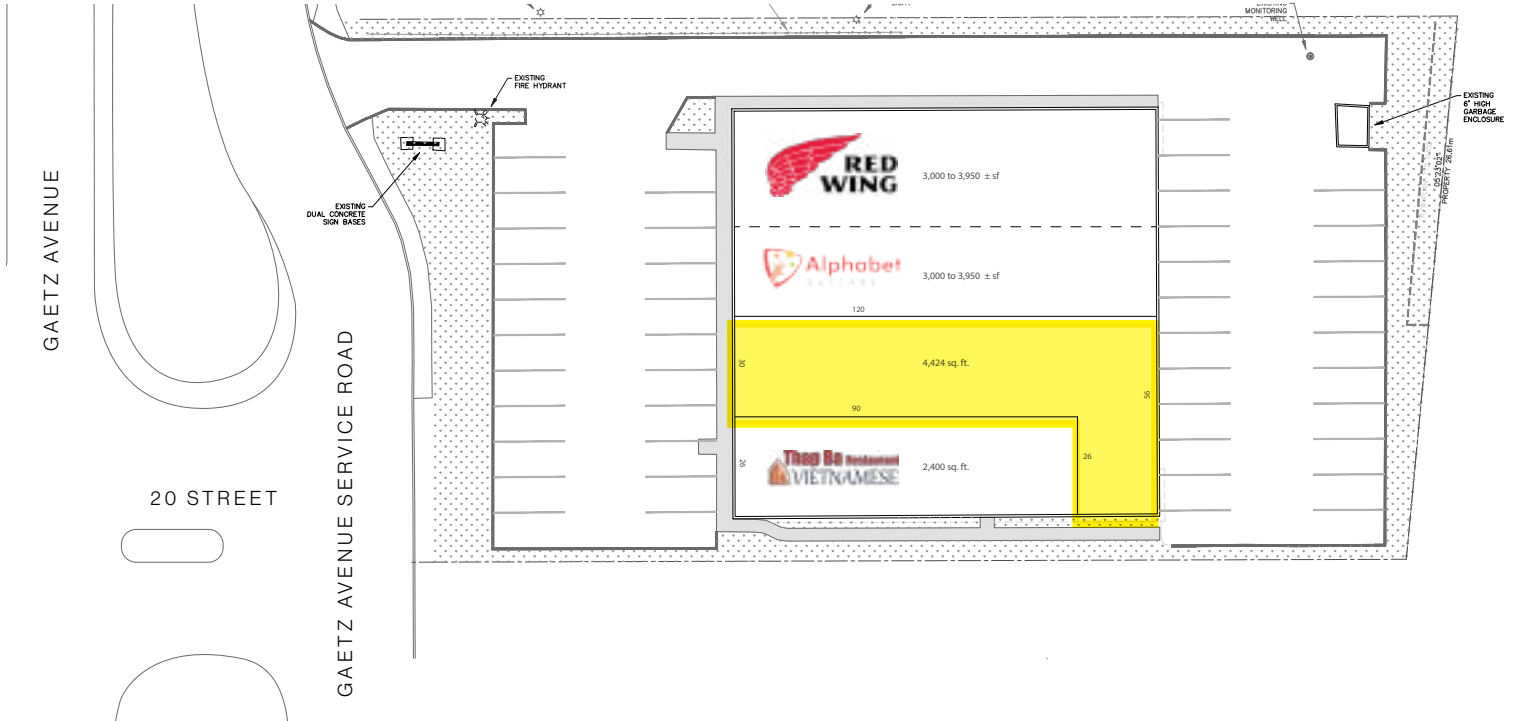
- **Prime Location:** Situated on Gaetz Avenue, Red Deer's premier retail corridor
- **High Visibility & Traffic:** Directly across from Home Depot and Walmart Supercentre
- **Excellent Accessibility:** Only 1 minute from Highway 2
- **Well-established** business with 10+ years of successful operation
- 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



FOR SALE Business Assets

2067 Gaetz Avenue - Unit B | Red Deer, AB

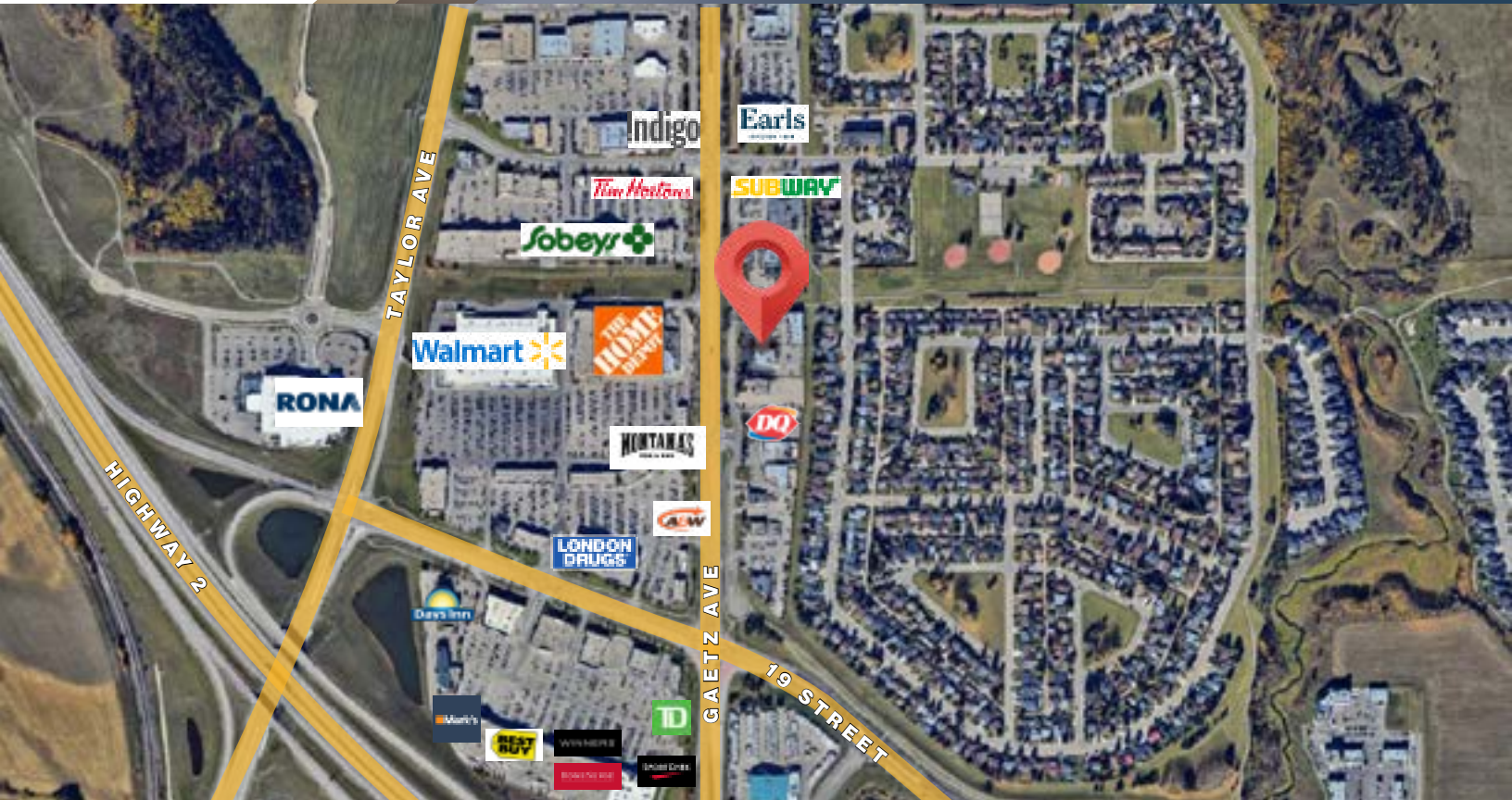
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