

**277, 11801 100 Street  
Grande Prairie, Alberta**

**MLS # A2244449**



**\$199,000**

<b>Division:</b>	NONE
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Convenience Store,Retail
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Well Established Smoke Shop and Lotto Business.
<b>Size:</b>	319 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

An exceptional opportunity to own a well-established franchise gift and smoke shop with a lottery terminal, ideally located in high-traffic Mall, surrounded by other successful businesses. This store has been a staple in the community for over 30 years, with the current owners operating since 2019. Offering a wide variety of products, lottery sales, and strong customer loyalty, this business is perfectly positioned for continued success. The location benefits from excellent foot traffic, great visibility, and a prime mall location, making it an ideal family-run operation or investment for someone looking to step into a proven, profitable setup. Financial details (2023, 2024, and 2025 YTD profit and loss) will be provided to qualified buyers after signing an NDA. Don't miss this chance to acquire a turnkey operation with a strong foundation and long-standing reputation in a prime retail setting