

\$1,300,000 - 101, 2958 Main Street Se, Airdrie

MLS® #A2228243

\$1,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Sierra Springs, Airdrie, Alberta

Fantastic opportunity to own a turnkey liquor store business in the heart of Airdrie's most established commercial hub. High exposure, main street facing, located in the end cap unit of a modern retail building with a neighboring bottle depot tenant. Adjacent to Home Depot, Walmart, car dealerships and major fast-food chains. The store hosts industry festivals and tasting events in its dedicated tasting room. Well designed retail space includes quality wood shelving, beer taps, walk-in cooler, and 2 tills. Ample customer flex parking with 2 assigned staff spots at rear. 2600 Sq Ft. of retail space, back areas include loading bay with overhead door, tasting room, washroom and 2 upper mezzanine office/storage spaces. Mezzanine space is bonus as not including rental square footage price calculation. Current inventory value estimated at \$1,791,000.00 which is included in the business sale. Historic Sales of \$2.5-3 M per year, recent sale of \$1.5 M declined due to renovation impacting operations (now complete), 2025 forecasted sales \$2.22 - \$2.5 M. New lease to commence upon closing business sale. 5-year lease, first 3 months free rent, year 1 \$4,000 incl. gst./month, years 2-3 \$5,000 incl. gst./month, years 4-5 \$5,600 incl. gst./month. Additional rent/Op. cost of 7\$ not incl. gst./sq. ft. based on 2600 Sq. Ft. Term extension options included.

Built in 2012



Essential Information

MLS® #	A2228243
Price	\$1,300,000
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	101, 2958 Main Street Se
Subdivision	Sierra Springs
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3G4

Amenities

Parking Spaces	12
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Additional Information

Date Listed	June 30th, 2025
Days on Market	77

Listing Details

Listing Office	LB Hubbard Realty Group
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