

# \$258,000 - 4819 45 Street, Rocky Mountain House

MLS® #A2232570

**\$258,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

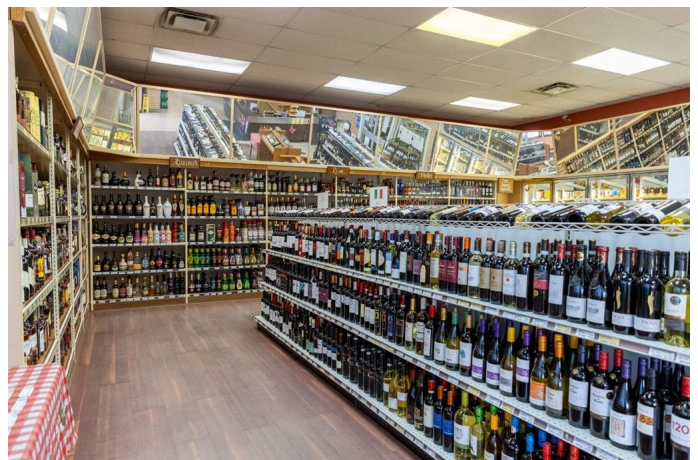
NONE, Rocky Mountain House, Alberta

This established turn-key business is strategically located adjacent to a busy highway (Hwy 11) and within a hotel complex, ensuring maximum visibility, parking, and foot traffic. A well established liquor store with a remarkable inventory that sets it apart in the market; with impressive variety and quantity of products, catering to a diverse clientele, local residents, visitors and the hotel guests, an already established customer base and loyal clientele. With a solid reputation in the community and established relationships with suppliers, this is not just a retail operation, it's a thriving business ready for new ownership to take it to the next level. Strong sales performance, consistent profitability, and growth potential make this a desirable opportunity to own a successful business with a strong foundation. Inventory is estimated at \$235,000 and is separate from sale price.

Built in 1993

## Essential Information

MLS® #	A2232570
Price	\$258,000
Bathrooms	0.00
Acres	0.00
Year Built	1993
Type	Commercial
Sub-Type	Retail
Status	Active



## Community Information

Address	4819 45 Street
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T1A9

## Additional Information

Date Listed	June 19th, 2025
Days on Market	12

## Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
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