

**GROCERY STORE WITH PROPERTY \$2,980,000**

**PRESTIGE**  
COMMERCIAL GROUP

**RE/MAX**  
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**Rethinking Commercial Real Estate**

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# NANTON AB



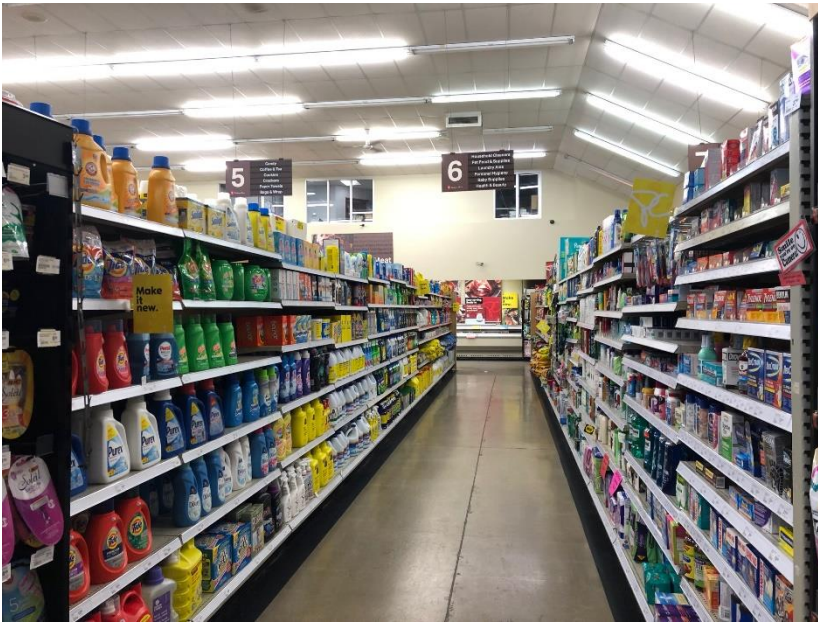
- Revenue : \$4,250,000
- Gross Income : \$1,270,000
- Store Size : 11,000 sqft
- The only store in a town with 2,600 population and farmers
- Great exposure and easy access from HWY #2.
- A recent \$500,000 renovation including Change R22 to R438A, fan motors, Hot water tank, Boiler, newly paint inside and outside, outside LED
- Sales increased by 25.5% compared to 2019
- Professionally and well maintained and high margin rate : 30%
- Just one hour from Calgary.

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