

# \$799,900 - 4305 57 Avenue, Lloydminster

MLS® #A2151558

**\$799,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Southridge, Lloydminster, Alberta

Seize the chance to own a distinguished retail business with a rich history of success! Established in 1994, this highly reputable store has built a strong legacy as the go-to destination for high-quality, Canadian-crafted products and premium imports from around the world.

Offering an exceptional selection of curated brands—including Glerups, Manitobah Mukluks, Laurentian Chief, Vionic Footwear, and Smartwool—the store also features exquisite bedding and luxurious sheepskins. With impressive financials and annual sales exceeding \$1,000,000, this turn-key operation presents a remarkable investment opportunity. Recent renovations have expanded the sales floor, creating a modern and inviting retail environment designed to support future brand growth. Additionally, the store's online Shopify platform, already contributing to 10% of sales, has significant untapped potential for further digital expansion. With a strong and loyal customer base, excellent visibility, ample parking, and steady local support, this business is positioned for long-term success. Are you passionate, creative, and business-savvy? Do you have experience in retail, social media, or brand management? If so, this could be the perfect venture for you! With the potential to recoup your investment within 5-7 years, this is a rare opportunity to take ownership of a well-established, profitable business with an exciting future.

Serious inquiries only. Contact us today to



learn more and take the first step toward  
owning this thriving enterprise!

Built in 2002

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2151558   |
| Price      | \$799,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2002       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 4305 57 Avenue |
| Subdivision | Southridge     |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V1Y4         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2024 |
| Days on Market | 283             |
| Zoning         | C2              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.