

# \$699,000 - 604 1 Street S, Grassy Lake

MLS® #A2209104

**\$699,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Grassy Lake, Alberta

Exceptional Turnkey Investment Opportunity. This offering includes land, a mixed-use building (grocery and residential), a well-established grocery business, equipment, and an above-ground fuel tank. The business serves as a central retail hub for the town, offering a comprehensive range of products including groceries, liquor, tobacco, lottery, and fuel (regular and diesel). As the only grocery store in town, it enjoys consistent customer traffic and reliable revenue streams. The property has been thoughtfully upgraded and is meticulously maintained. A newly built 1,200 sq. ft. residential home featuring 2 bedrooms and 2 bathrooms is located directly adjacent to the commercial building—ideal for owner-occupancy or generating additional rental income. The grocery store occupies 3,200 sq. ft. on a 23,702 sq. ft. (0.544 acre) lot, with significant potential for further development. Opportunities include enhancing the existing fuel infrastructure, introducing a shop-in-shop food depot in response to growing local demand. This growth is expected to further increase foot traffic and broaden the store's customer base, enhancing long-term value for investors and operators alike. New residential developments are currently under construction, adding significant value to this opportunity whether for investment purposes or owner-occupied operation. This is a rare chance to acquire a thriving business with real estate and immediate upside in a growing Alberta



community.

Built in 1982

### Essential Information

MLS® #	A2209104
Price	\$699,000
Bathrooms	0.00
Acres	0.00
Year Built	1982
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	604 1 Street S
Subdivision	NONE
City	Grassy Lake
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 0Z0

### Additional Information

Date Listed	April 7th, 2025
Days on Market	139
Zoning	C

### Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.