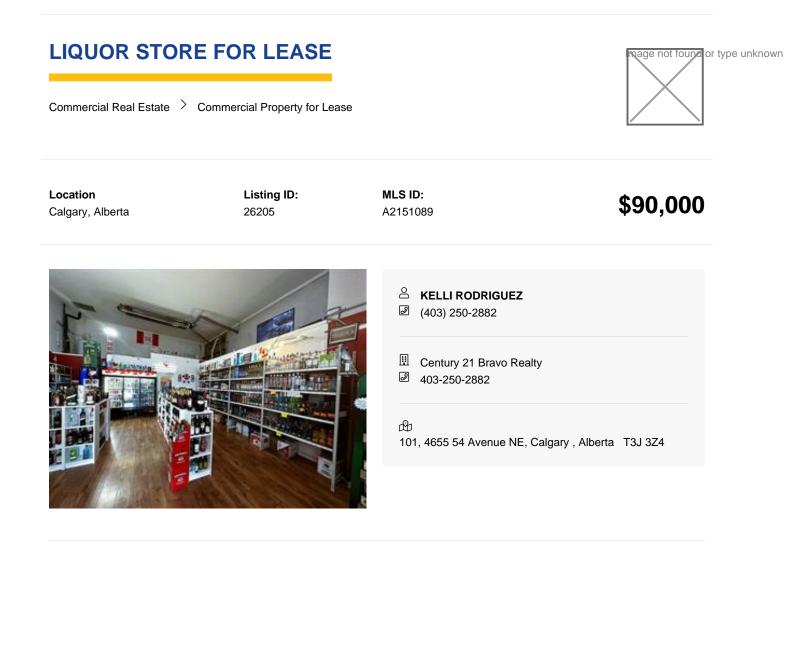


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Transaction Type	Days On Market	Lease Amount
For Lease	41	4200.00
Lease Frequency	Lease Term	Subdivision
Monthly	Renewal Option	Westwinds
Building Type Mixed Use,Shopping Centre,Street Level Storefront,Strip Mall	Year Built 2004	Structure Type Retail
Property Type	Property Sub Type	Building Area (Sq. Ft.)
Commercial	Business	1100.00
Building Area (Sq. M.)	Inclusions	Restrictions
102.19	Seller to provide equipment list	None Known
Reports		

None

Affordable opportunity to become an owner operator of a profitable liquor store serving a busy northeast residential and semi commercial area. Gross sales reaching over \$500k with low overhead costs, no employees as the store is currently owner managed and easy to operate. Located within walking distance of prairie winds park! Inventory roughly \$120k (final count will be verified at possession) Rent \$4,400 (month) Renewal option 5 years - renewal is available now, Op Costs estimate \$15-17 psf Space sqf 1,100. Financials are available upon signing an NDA, priced to sell. Do not approach the staff or the owners without an appointment. ****MUST HAVE PRIOR OPERATING EXERIANCE****

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