

# \$679,000 - 115 Main Street, Oyen

MLS® #A2204109

**\$679,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.18 Acres

NONE, Oyen, Alberta

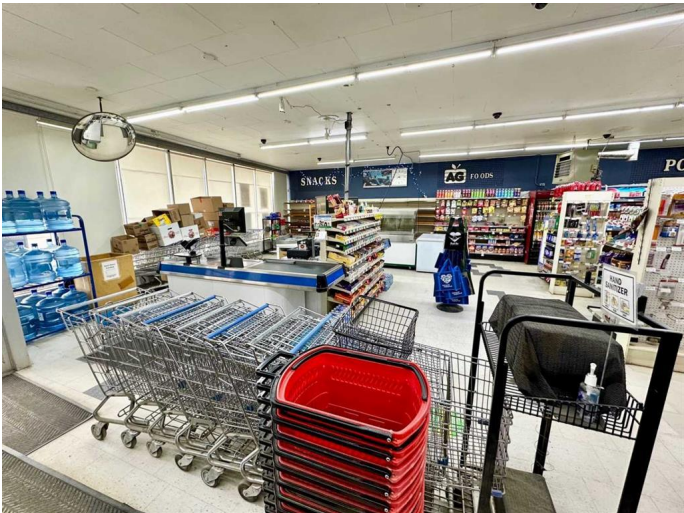
This charming grocery store offers the perfect opportunity for a husband-and-wife team to step into a thriving business with plenty of room for growth. Located in the heart of a bustling town just 3 hours from Calgary, this store is ideally situated near local schools (K-12) and a hospital, ensuring a steady stream of foot traffic. With the meat department currently closed due to manpower shortages, thereâ€™s a clear opportunity to increase revenue by reopening it. Additionally, the space offers potential for expansion into a liquor store, adding a lucrative income stream. The building's envelope was fully replaced in 2019, ensuring modern infrastructure, while the attached manager's suite includes 3 bedrooms, 1 bathroom, and a kitchen, providing comfortable living accommodations.

Built in 1985

## Essential Information

MLS® #	A2204109
Price	\$679,000
Bathrooms	0.00
Acres	0.18
Year Built	1985
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information



Address	115 Main Street
Subdivision	NONE
City	Oyen
County	Special Area 3
Province	Alberta
Postal Code	T0J 0C7

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	32
Zoning	C1

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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