



(RE/MAX Excellence)

FOR SALE

ATMORE SHOP EASY

Highway 55/63
Atmore, Alberta

Atmore is a hamlet within Athabasca County in Alberta. It is located at the junction of Highway 55 & Highway 63, 43 Km west of Lac La Biche, 54 Km east of Athabasca and 250 Km south of Fort McMurray.

Package Includes:

- ◆ 7,000 Square ft. of Commercial & Residential Space
- ◆ Grocery Store, Post Office, Liquor Depot, Greyhound bus stop and hunting licenses.
- ◆ Three bedroom house with one bedroom basement.
- ◆ Double garage, shed, outdoor cooler, garden & two lots.



Financials:

2008

NOI: \$97,595

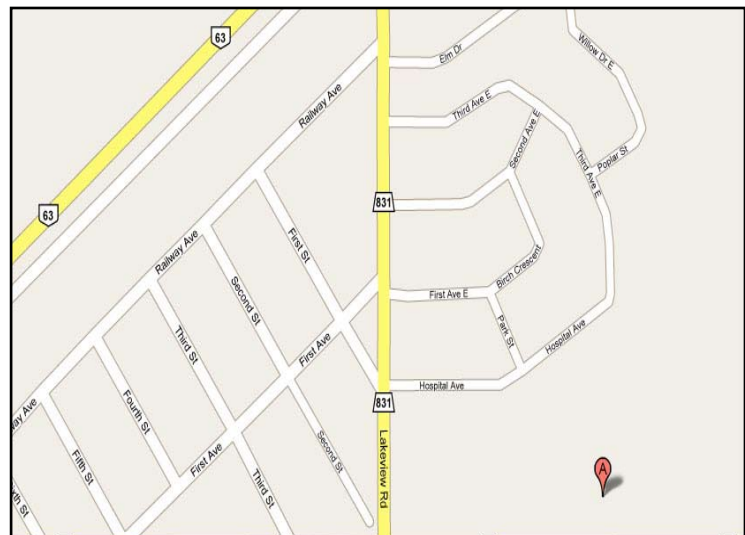
Post Office Income (Additional) \$31,000

Total NOI: \$128,595

Payroll Current: 1 Full time Employee & 2 Part time employees = \$3,000 Monthly.

Asking Price:
\$650,000

Location Map



For more information please contact:

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