

150 Woodgate Road Okotoks, AB T1S 1L2

Commercial
Active

A2226593

W: 4 R: 1 T: 1 S: 1 Q: E
PD:

DOM: 80
CDOM: 80

LP: \$2,950,000.00
LR:
OP: \$2,950,000.00

Banner: ****Liquor Store With Land, Building and Business****



Trans Type:	For Sale	Title:	Fee Simple
County:	Foothills County	City:	Okotoks
Type:	Retail	SQFT:	8,000
Bus Type:	Liquor Store , Retail	Year Built:	1986
Building Type:	Free-Standing	Business:	No
Subdivision:	NONE	# Floors:	
LINC#:	0014591459	# Buildings:	1
Legal Pln:	8411029	Blk:	6
		Lot:	6
Zoning:	GC	Tax Amt:	\$25,883.75
Lot Size:	0.72 Ac	Tax Year:	2025
Exclusions:	No	SRR:	No
Reports:	None		
Restrictions:	None Known	Leg Unit #:	
Disclosure:			
Owner Type:			
Possession:	Negotiable		

Public Remarks: ****Established Community Liquor Retailer with Real Estate Ownership Opportunity**** This locally trusted liquor retailer has built a strong reputation for friendly, knowledgeable service and a well curated product mix that appeals to both everyday shoppers and discerning enthusiasts. With consistent customer traffic and strong community goodwill, the business operates as a reliable neighbourhood destination known for quality selection and convenience. The store features a broad and diverse inventory of beer, wine and spirits sourced from both domestic producers and international markets. Customers enjoy access to popular national brands, premium imports, and a thoughtful mix of craft offerings. The wine portfolio spans Old World and New World regions, offering approachable everyday selections alongside premium bottles suited for entertaining and gifting. The spirits category is comprehensive, including Canadian and International Whiskies, Vodka, Gin, Rum, Tequila, Scotch, Liqueurs, Brandy and Cognac, providing balanced appeal across multiple price points and customer preferences. Complementing the core categories are Coolers, Ciders, "Ready-to-Drink" beverages, non alcoholic options, and essential add on products such as mixers and ice, reinforcing its position as a convenient one stop shop. A significant differentiating factor is the opportunity to acquire the real estate along with the business. Ownership of the underlying property provides long term stability, protection against rising lease costs, and the potential for future appreciation an increasingly rare advantage in today's retail environment. For owner operators seeking control over occupancy costs, or investors looking for both operating income and tangible asset security, this combined business and real estate offering represents a compelling and well balanced acquisition opportunity.

Property Information

Building Area:	8,000.00	Nearest Town:		Frontage:	
Footprint SF:	8,000	Foundation:		Live Work:	No
Exclusions:	To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "B"				
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Office & Retail Information


Business Information

Comm Amen: Cooler(s), Dock Levellers, Dock Loading, Paved Yard, Storefront

Tenant Information

Tenant Name:	Prev Tenant: Liquor Store	Tenant in Place:
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Agent & Office Information

List Agent:	Rob Campbell  rob@robcampbell.ca	Phone:	403-542-7253
List Firm:	CIR Realty	Phone:	403-271-0600
Firm Address:	130, 703 - 64 AVENUE SE, CALGARY, T2H 2C3	Firm Fax:	403-271-5909
Appt:	Do NOT use ShowingTime for tours, call Rob Campbell (403) 542-7253. Please make sure to set up your tour well in advance, any site visit will need to be done early or late in the day, when the business is closed. Please see Agent Only Remarks for additional info.		
Showing Contact:	Rob Campbell 403-542-7253	List Date:	03/01/2026
Comm:	1.5% of the sale price of the property	Expiry Dt:	12/31/2026
LB Type/Info:	None/	With Dt:	
Owner Name:	Withheld	Ownership:	Private
Occupancy:	Owner	Exclusion:	No
Member Rmks:	Please DO NOT visit the location without an appointment. Please provide as much advance notice as possible before a tour of the site. A signed Confidentiality Agreement will be required before the release of specific information, it can be downloaded from the supplements tab. You can reach Rob at (403) 542-7253 This is an operating business, please ask your clients to act with discretion while on site. While in the business, please make sure to address any questions to the Listing Agent, and not to any staff that may be in the building. Please ensure that you have pre qualified your buyer to ensure that they have the financial and operational experience to purchase this type of business.		

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.

Property Marketing History

List ID: [A2226593](#)

Status: Active

DOM: 80

List Office: CIR Realty

[150 Woodgate Road Okotoks, AB T1S 1L2](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$2,950,000.00	New Listing	\$2,950,000	New Listing	03/01/2026

List ID: [C2386923](#)

Status: Expired

DOM: 262

List Office: CENTURY 21 BRAVO REALTY LTD.

[150 Woodgate Road Okotoks, T1S 1L2](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$129,900.00			Misc. Change	01/16/2008
\$129,900.00	Expired		A -> X	09/30/2004
\$129,900.00	New Listing	\$129,900	New Listing	01/13/2004

List ID: [C9442686](#)

Status: Sold

DOM: 36

List Office: RE/MAX SOUTH GATE REALTY

[150 Woodgate Road Okotoks, AB](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$700,000.00			Misc. Change	01/16/2008
\$525,000.00	Sold	\$525,000	(\$525,000)	02/22/1994
\$700,000.00	New Listing	\$700,000	New Listing	01/17/1994