

## \$249,000 - 187 109 Kingsway Avenue, Edmonton

MLS® #E4420287

**\$249,000**

0 Bedroom, 0.00 Bathroom,

Business on 0.00 Acres

Central Mcdougall, Edmonton, AB

Own a well - established Sheffield & Sons Franchised Cigar and Smoke Shop in a prime shopping Mall location with high foot traffic, situated next to the food court and major attractions. Offering a diverse range of products, including cigarettes, premium cigars, vaping accessories, lottery tickets, and more, this easy - to - operate business comes with full franchisor support, training, and a reasonable loyalty fee. With pre - pandemic revenues exceeding \$ 1.75 million annually, it presents a great opportunity for a family - run operation or entrepreneurs looking for a turnkey investment. Established business for 30+ years, boasts consistent sales, loyal clientele, and significant growth potential. Priced at only \$249,000, this is a rare chance to be your own boss.

Built in 1976

### Essential Information

MLS® #	E4420287
Price	\$249,000
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Business
Status	Active



## Community Information

Address 187 109 Kingsway Avenue  
Area Edmonton  
Subdivision Central Mcdougall  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5G 3A6

## Exterior

Exterior Block, Brick  
Construction Block, Brick

## Additional Information

Date Listed February 4th, 2025  
Days on Market 205  
Zoning Zone 08



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