

CONVENIENCE STORE FOR SALE

CULTUS LAKE
3776 COLUMBIA VALLEY ROAD



KEY HIGHLIGHTS

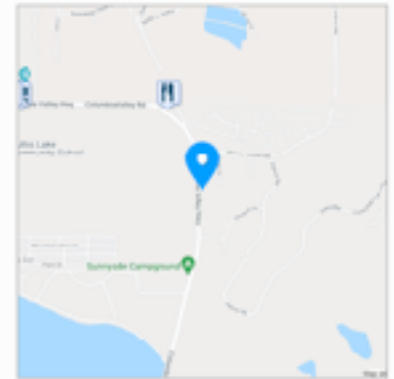
Profitable local convenience & grocery store.

Located on main artery Columbia Valley Road to Cultus Lake

Many locals customers and visitors during the peak seasons

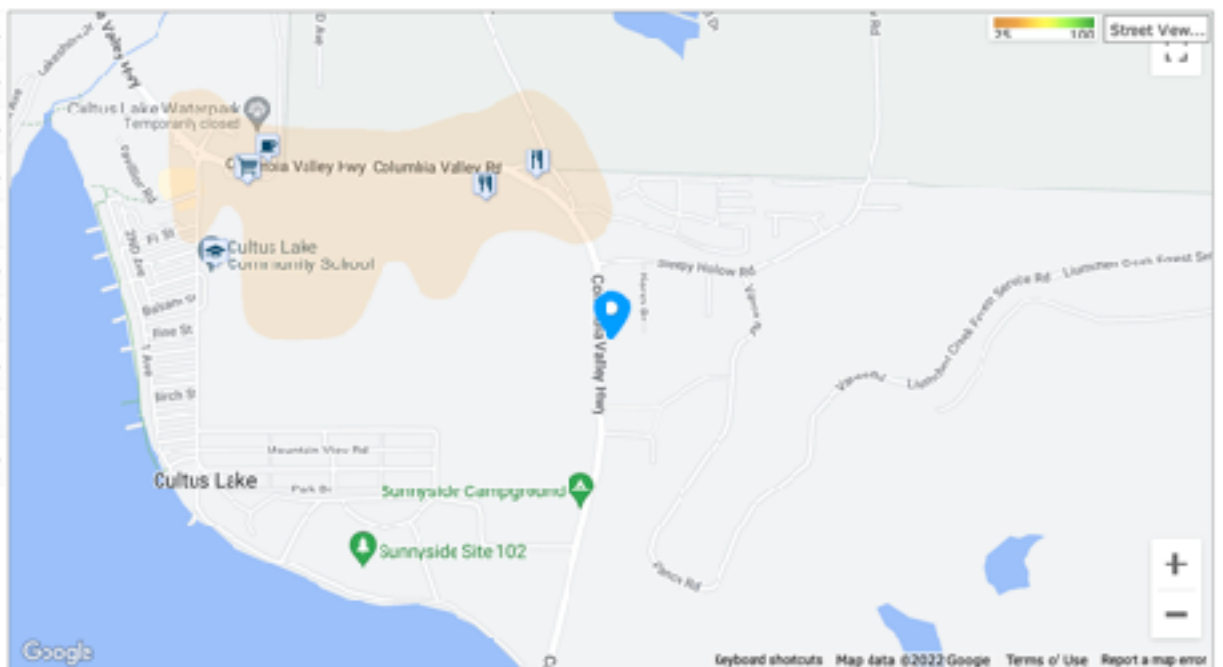
Walk Score
20
Car-Dependent
Almost all errands require a car.

Bike Score
46
Somewhat Bikeable
Minimal bike infrastructure.



What's Nearby

- Restaurants:**
Legends Bistro .5km >
- Coffee:**
Cafe Vanilla 1km >
- Bars:**
Old Yale Brewing Co 3.7km >
- Groceries:**
Cultus Lake Superette 1km >
- Parks:**
Cultus Lake Park 2.8km >
- Schools:**
Cultus Lake Community School 1km >
- Shopping:**
Jinika Lifestyle Co Ltd 3.7km >
- Entertainment:**
Salaxy Cinema Chilledesk 9.3km >
- Errands:**
Canadian Interventionist 3.1km >
- Search Nearby:** >



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THE BUSINESS

Local convenience and grocery store located on main road to Cultus Lake.

High traffic area with many local customers and visitors to the store.

Amazon and Purolator pickup and drop-off point.

Licensed to sell Tobacco.

Sale includes all assets and equipment, take over lease.

Sale excludes inventory, supplier coolers & freezers, shipping containers.

BUSINESS PRICED AT \$75,000

ZONING

C-1 Comercial

LEASABLE AREA

1,400 square feet

BASIC RENT

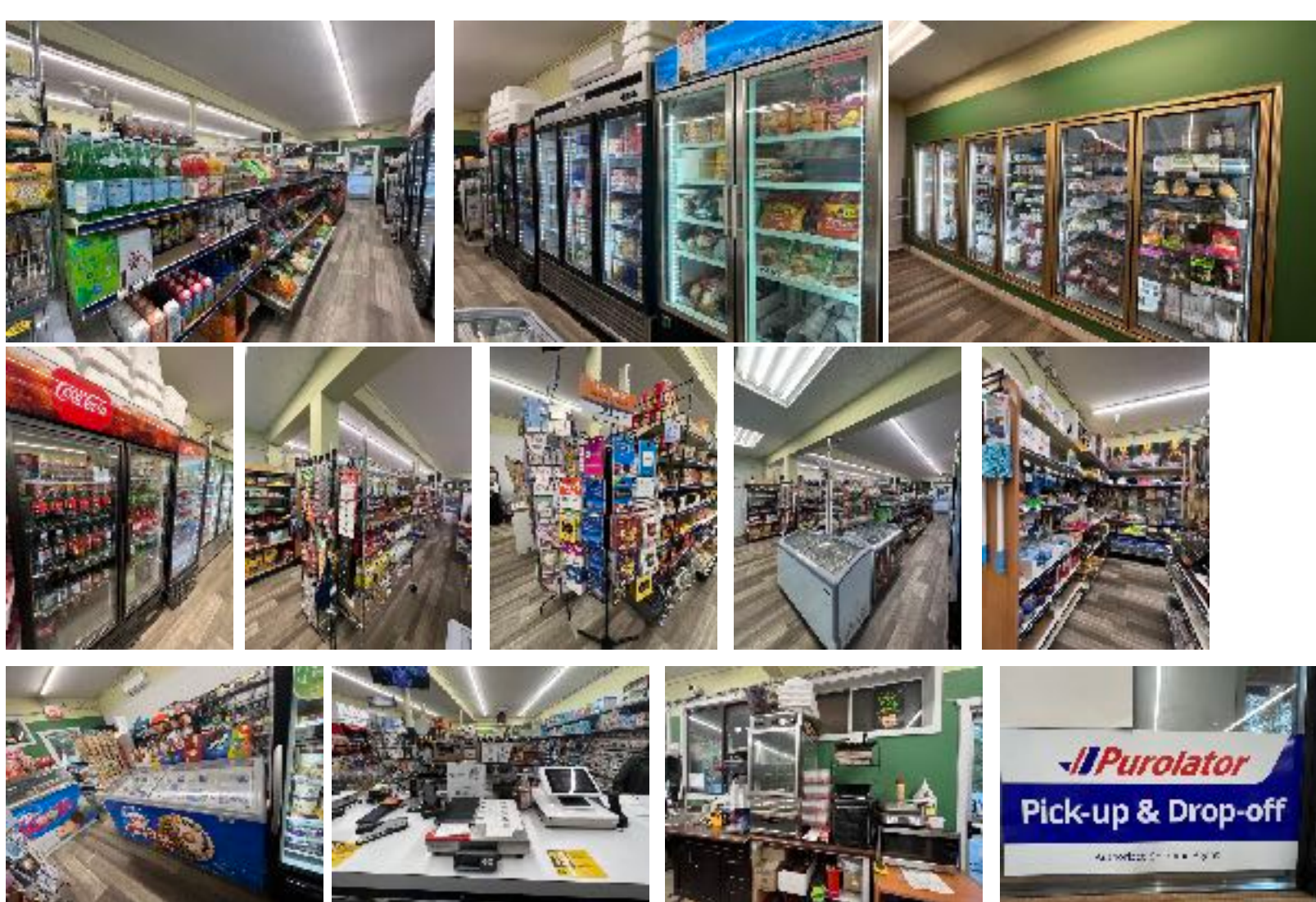
Oct 1/22-Sep 30/23	\$2,771.79
Oct 1/23-Sep 30/24	\$2,868.80
Oct 1/24-Sep 30/25	\$2,969.21
Oct 1/25-Sep 30/26	\$3,073.14

ADDITIONAL RENT

N/A

LEASE TERMS

4 year lease
Oct 1, 2022 to Sep 30, 2026



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