

## \$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

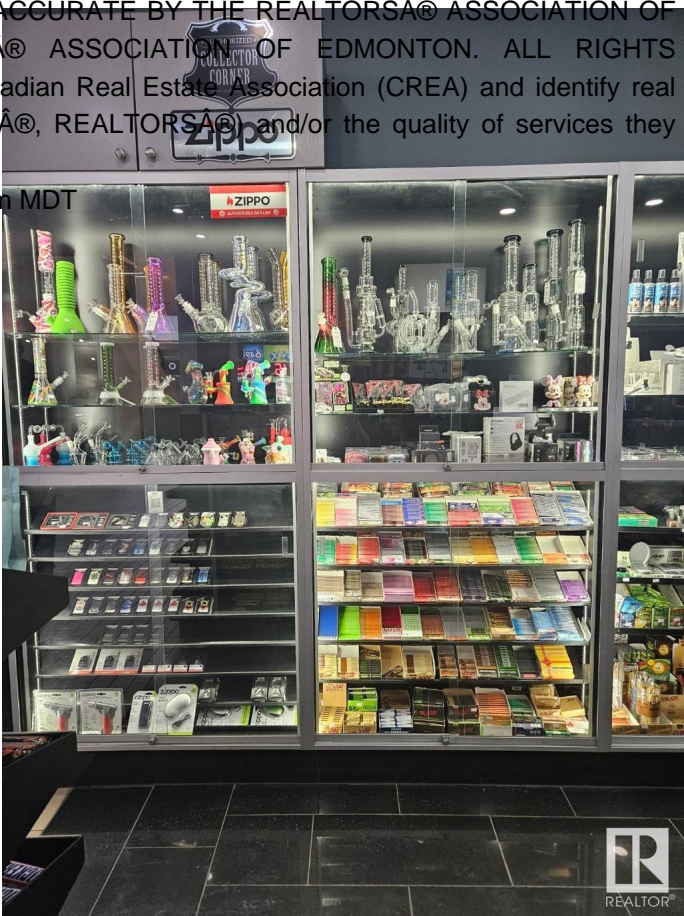
Address 187 109 Kingsway Avenue  
Area Edmonton  
Subdivision Central Mcdougall  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5G 3A6

Exterior

Exterior Block, Brick  
Construction Block, Brick

Additional Information

Date Listed February 4th, 2025  
Days on Market 181  
Zoning Zone 08



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®, and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on August 3rd, 2025 at 11:32pm MDT