

# \$99,000 - N/A, Sherwood Park

MLS® #E4446835

**\$99,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Wye Commercial, Sherwood Park, AB

This specialty retail business offers a carefully curated selection of imported and nostalgic snacks and beverages, drawing customers with rare finds from Japan, Korea, the UK, the USA, Mexico, and more. From hard-to-find international candies to classic childhood favourites, the store caters to a wide range of tastes and age groups. Its strategic location near a daycare, multiple schools, and a high-traffic Tim Hortons ensures steady daily footfall from families, students, and local residents. The business runs with a simple retail model, low overhead, and strong product margins, making it easy to operate. With rising demand for global and nostalgic treats—and untapped potential in online sales or community engagement—this is a turnkey opportunity for anyone looking to own a distinctive and growing retail venture. It could turn into a convenience store. An NDA must be signed to proceed and share the confidential business details. The NDA form is attached in document.



## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4446835 |
| Price     | \$99,000 |
| Bathrooms | 0.00     |
| Acres     | 0.00     |

|        |          |
|--------|----------|
| Type   | Business |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | N/A            |
| Area        | Sherwood Park  |
| Subdivision | Wye Commercial |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8A 6G3        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 103            |
| Zoning         | Zone 25        |

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Listing information last updated on October 19th, 2025 at 2:32pm MDT