Queens Liquor Store

ESTABLISHED & PROFITABLE LIQUOR STORE

OPPORTUNITY IN NEW WESTMINSTER

Excellent opportunity to acquire Queens Liquor Store, located at 1110 Ewen Avenue, New Westminster. This well-established liquor store has been operating at this location for over 20 years and benefits from an established customer base and consistent sales.

The current ownership has been operating the business since 2025 and is now selling due to plans to relocate out of the country.

The store generates approximately $4,000 in average daily sales, or roughly $120,000–$130,000 per month. Current ownership reports approximately $10,000–$15,000 per month in net profit after operating expenses, subject to buyer verification.

Business Highlights

Asking Price: $700,000

Inventory: Approximately $200,000 additional

Total Estimated Purchase: $900,000 including inventory

Average Sales: Approximately $4,000/day

Monthly Sales: Approximately $120,000–$130,000

Base Rent: Approximately $16,000/month

Additional Rent/Property Tax: Approximately $3,000/month

Payroll: Approximately $10,000/month

Reported Net Profit: Approximately $10,000–$15,000/month

Long-established location operating for 20+ years

A major advantage of this opportunity is the liquor licence arrangement. The liquor licence is not being sold as part of the business purchase. The business currently operates under a third-party operator/licensing arrangement associated with the premises, with the landlord charging a premium through the lease for this arrangement. This allows a purchaser to acquire the operating business without separately purchasing a liquor licence, subject to landlord approval, regulatory requirements and confirmation of the licensing arrangement.

Financing may be available for qualified purchasers. Based on buyer qualifications, approximately $300,000 cash/equity may be required, with the remaining purchase and inventory costs potentially financed through conventional or business financing.

This opportunity is best suited for financially qualified buyers with established Canadian assets, real estate, existing businesses, or other acceptable financial strength.

Qualified buyers only. NDA, proof of funds and financial qualification may be required prior to releasing confidential business information.

All sales, expenses, profitability, financing, lease terms and licensing arrangements are approximate and must be independently verified by the purchaser during due diligence.

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