FOR SALE

BUSINESS ASSETS OF SONORA SPIRITS CO.

Unit 2 - 6201 45th Street, Osoyoos, BC



Kris McLaughlin Personal Real Estate Corporation
kris@commercialbc.com
250.870.2165

REMAX Commercial - REMAX Kelowna
#100 - 1553 Harvey Avenue, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

BUSINESS ASSET SALE: Sonora Spirits Co. - Osoyoos, BC

Property Details

Business Name:
Sonora Spirits Co.

Civic Address:
Unit 2 - 6201 45th Street, Osoyoos, BC

Location:
Located on the north side of Highway 3 on the northeast corner of the intersection with 45th Street in Osoyoos, BC

Unit Size:
900 SF (approximate) - with some possible potential to expand the footprint (buyer to confirm)

Lease Rate:
Attractive current lease rate of $14,000 per annum plus applicable taxes

Lease Term:
Commercial Lease on OIB Lands running until Feb 2071

List Price of License & Business Assets:
$1,375,000 + Applicable Taxes & Inventory

100% Business Assets of Sonora Spirits Co. a Provincially Licensed Retail Liquor Store in Osoyoos, BC

Opportunity:

REMAX Commercial - REMAX Kelowna presents this outstanding opportunity to acquire the business assets of a fully licensed retail liquor store in Osoyoos, BC.

Features:

- Assets, equipment, licensing, and business chattels of a successful, revenue generating provincially licensed retail liquor store with frontage along Highway 3 in Osoyoos, BC
- Business assets include POS terminals & computer, walk-in cooler refrigeration unit, stand-alone cooler units, merchandiser units and other business chattels
- Sale includes the remainder of a 49 year lease (expiring in Feb 2071) to a 900 SF retail unit in a commercial complex that includes a high-volume Gen7 fuel station & convenience store and a busy cannabis store
- Seller has indicated there is potential to expand the footprint of this unit (buyer to confirm)
- Prominent location in a major traffic area close to Spirit Ridge Resort, Nk'Mip Campground and nearby attractions & hotels, providing excellent visibility
- Longer term, potential benefits to location, as OIB has a vision of a hotel and gaming centre on land across the road from the complex
- **BREAKING** - Further market share potential through a brand-new BC Government Program allowing licensed establishments in BC (restaurants, bars, pubs) to buy alcohol directly from private liquor stores
- Inventory is at an additional cost to be determined at the date of sale (approximately $61,500 as of April 1, 2026)
- Full business and financial information is available with a signed CA
- For more information or to arrange a tour of this outstanding business, contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com

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Business Growth

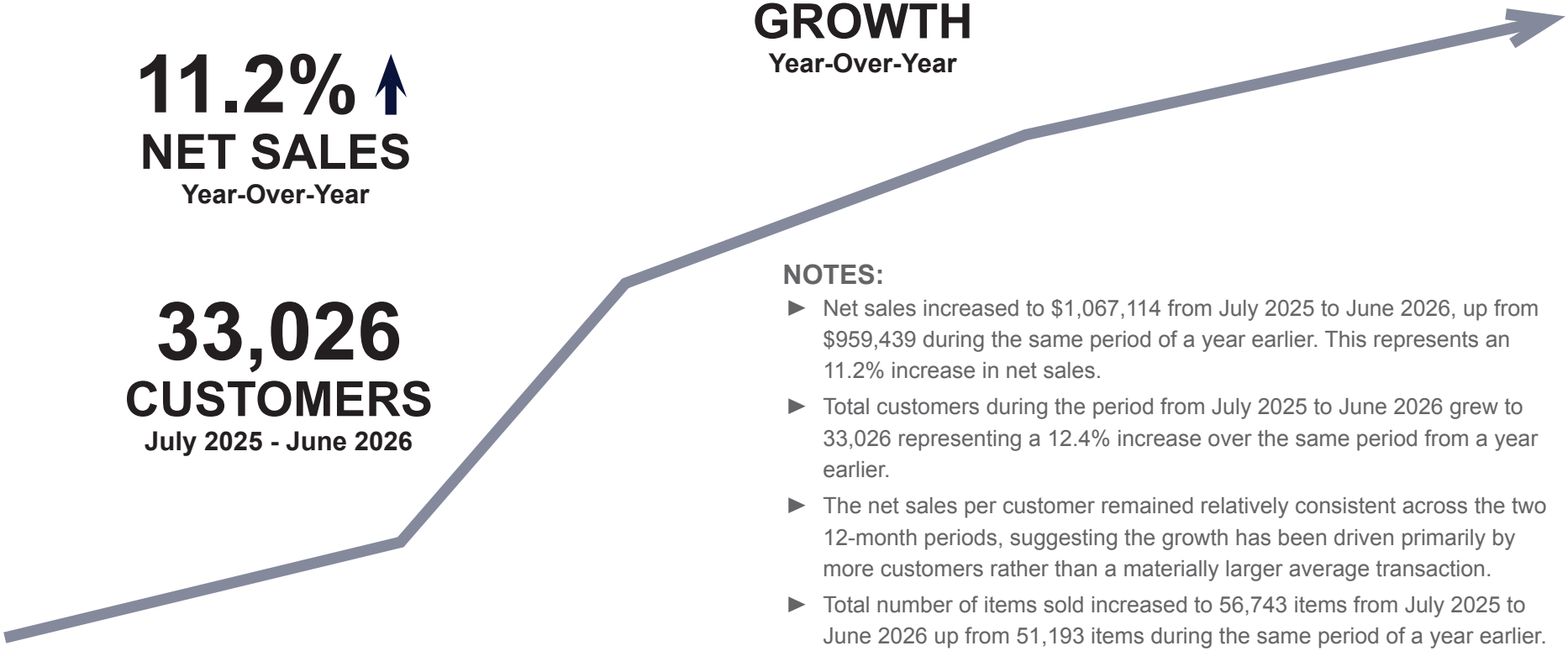
$1,067,114
NET SALES
July 2025 - June 2026

11.2% ↑
NET SALES
Year-Over-Year

33,026
CUSTOMERS
July 2025 - June 2026

12.4% ↑
CUSTOMER GROWTH
Year-Over-Year

10.8% ↑
GROWTH IN ITEMS SOLD
Year-Over-Year



NOTES:

- Net sales increased to $1,067,114 from July 2025 to June 2026, up from $959,439 during the same period of a year earlier. This represents an 11.2% increase in net sales.
- Total customers during the period from July 2025 to June 2026 grew to 33,026 representing a 12.4% increase over the same period from a year earlier.
- The net sales per customer remained relatively consistent across the two 12-month periods, suggesting the growth has been driven primarily by more customers rather than a materially larger average transaction.
- Total number of items sold increased to 56,743 items from July 2025 to June 2026 up from 51,193 items during the same period of a year earlier. This represents a 10.8% increase in the number of items purchased.

DISCLAIMER: The information contained herein was derived from information provided by the business owner and was deemed to be reliable, considered to be true and complete; it has not been verified and as such, cannot be warranted or guaranteed for accuracy, correctness and completeness by Kris McLaughlin Personal Real Estate Corporation, REMAX Commercial or REMAX Kelowna. Please be advised that sales growth does not necessarily translate into increased profitability without cost-of-sale and expense information. This summary is for illustrative purposes only, if important please verify all data and analysis through due diligence processes. Generalized data line is for illustrative purposes only.

Aerial Imagery









Exterior Photos









Interior Photos









Interior Photos





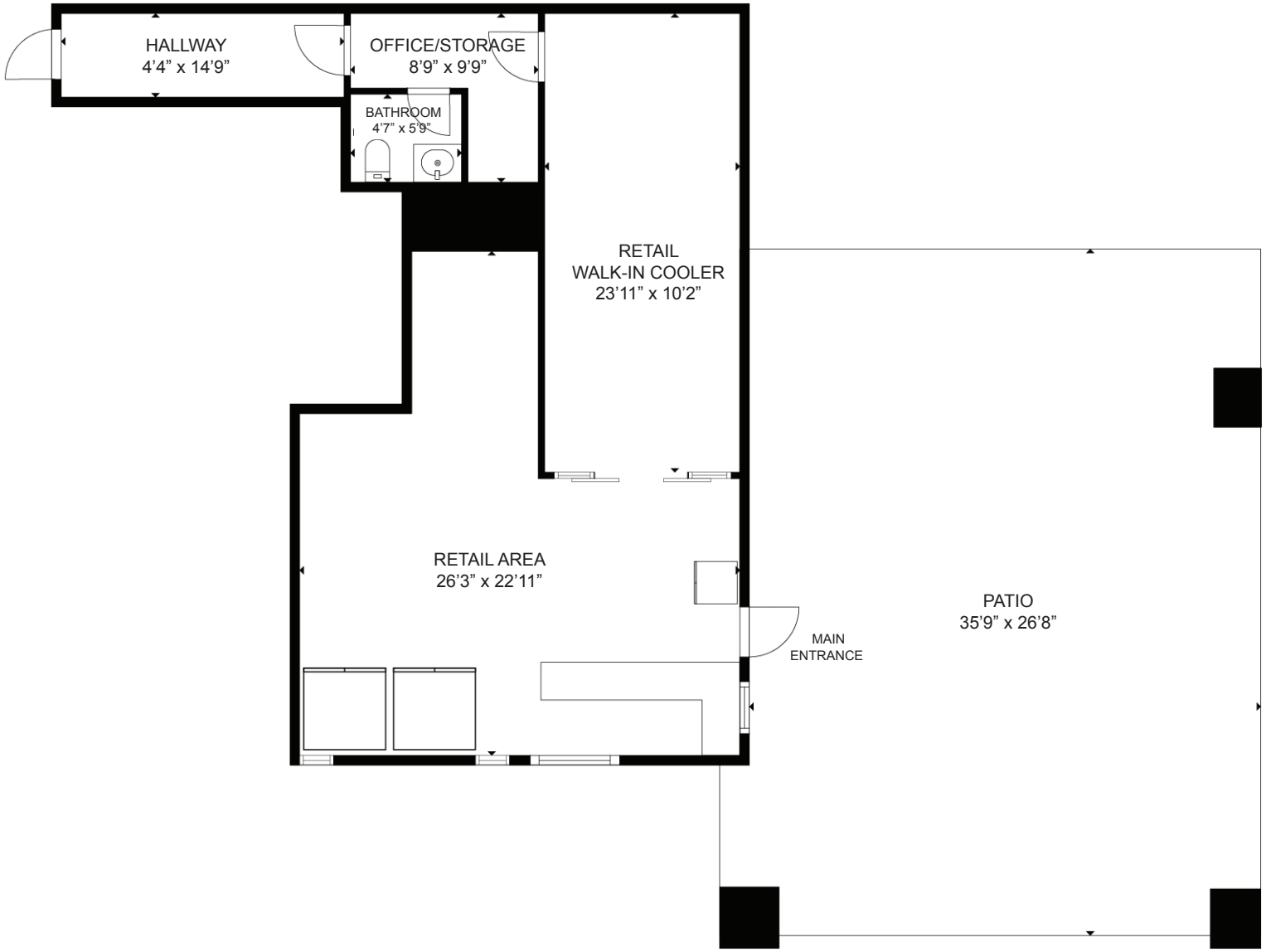




Site Plan

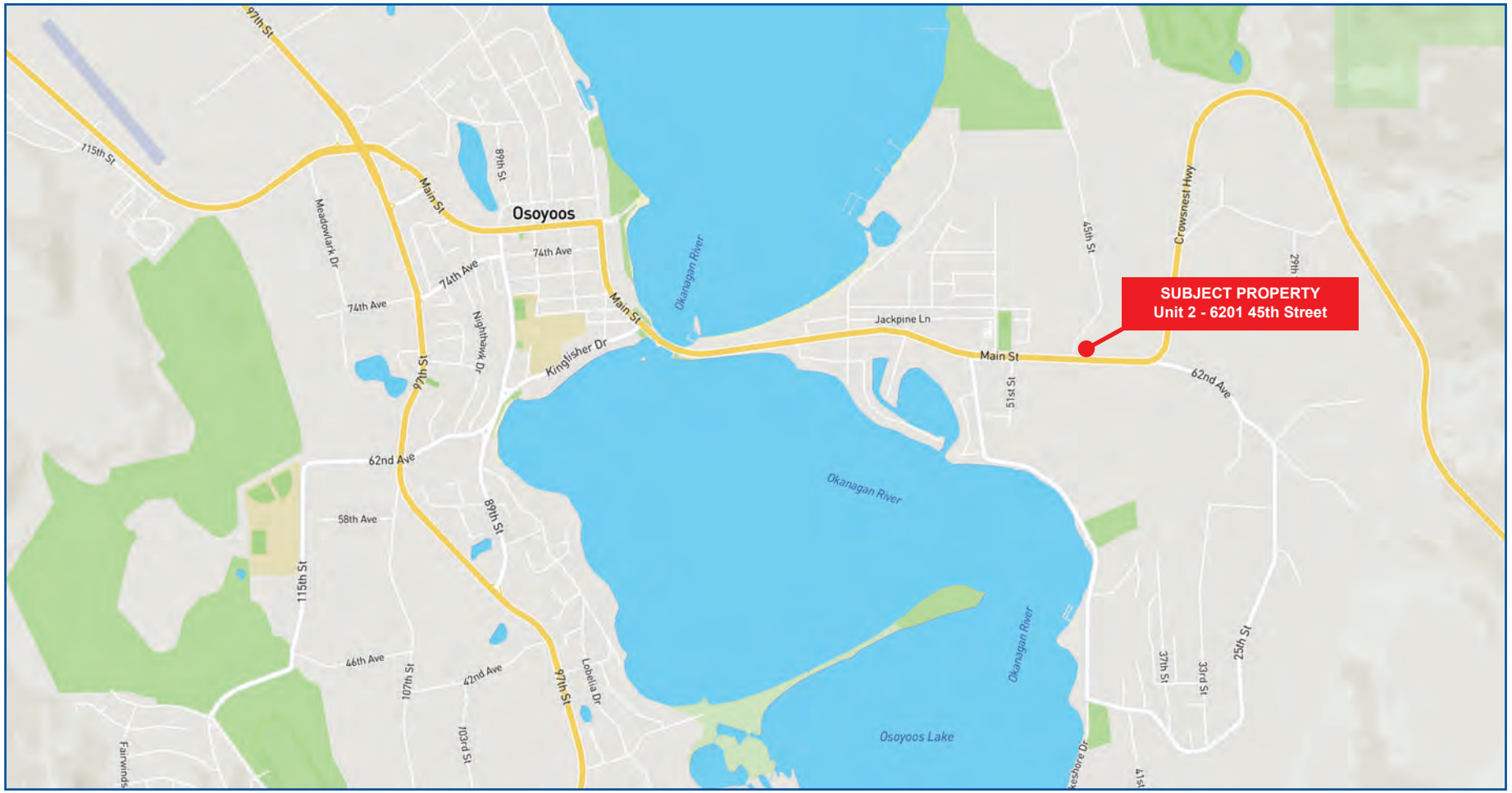

gas
bar
45TH ST
HIGHWAY 3
SUBJECT PROPERTY
Unit 2 - 6201 45th Street

Floor Plan of Unit



Note: Floor plan has been derived, is approximate and may not be to scale. Some interior walls may have been adjusted. If important, information and configuration should be verified.

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CONFIDENTIALITY AGREEMENT: Sonora Spirits Co. - Osoyoos, BC

Sonora Spirits Co. - Osoyoos, BC

We, _____ (the "Purchaser"), have requested from the Vendor and Kris McLaughlin Personal Real Estate Corporation as part of REMAX Commercial and REMAX Kelowna (the "Agent") confidential information relating to this Business.

For good and valuable consideration provided by the Vendor and the Agent, the receipt and sufficiency of which consideration is hereby acknowledged, we agree with the Vendor and the Agent to comply with all of the provisions of this Agreement. We and our Representatives (as defined below) shall keep confidential any and all Confidential Information (as defined below) provided to us by the Vendor or the Agent, and shall not disclose any Confidential Information to any Person other than our Representatives. We and our Representatives shall utilize the Confidential Information only to evaluate our potential purchase of the Business from the Vendor (the "Proposed Transaction"). "Confidential Information" means all information (whether in oral, graphic, written or electronic form) relating to the Vendor or the Business that is not publicly available and all analyses, summaries, compilations, data, notes, studies and other documents or records prepared by us or our Representatives containing or based upon, in whole or in part, any such information. "Person" means any individual, corporation, company, trust, group, partnership, government, government's agency or authority, or any other entity whatsoever.

We may disclose Confidential Information to our officers, directors, employees, legal advisors and financial advisors (collectively, "Representatives") only to the extent they need to have such Confidential Information for the purpose of evaluating the Proposed Transaction. We shall inform each such Representative of the provisions of this Agreement and we shall cause such Representative to comply with all provisions of this Agreement. We shall be responsible for any acts or omissions of our Representatives which constitute a breach of this Agreement. We also agree that any fees, commissions, expenses and other amounts payable to legal, financial or other third party advisors retained by us, or who act on our behalf, including any real estate brokers other than the Agent, will be paid by us.

We agree that we will not, without the prior written consent of the Vendor or the Agent, disclose to any other Person other than Representatives the fact that any Confidential Information has been made available to us, that this Agreement has been entered into, that discussions or negotiations are taking place concerning the Business or the Proposed Transaction, or any of the terms, conditions or other facts with respect thereto (including the status of such discussions or negotiations thereof).

We agree that, upon the Vendor's request, we and our Representatives shall return all Confidential Information. We further agree not to make copies of the Confidential Information, without the Vendor's prior written consent. We also agree that we and our Representatives shall not use the Confidential Information in any way detrimental to the Vendor, any parties assisting the Vendor or any tenant of the Vendor.

We agree that (i) all information with respect to the Business being delivered to us by or on behalf of the Vendor or the Agent is subject to the limitations on liability and disclaimers for the protection of the Vendor and the Agent, and (ii) we and our Representatives are bound by such provisions.

We agree to indemnify and save harmless the Vendor, any tenant of the Property and the Agent from all claims, losses, damages and liabilities whatsoever (including legal fees and disbursements) arising out of a breach by us or any of our Representatives of this Agreement. In addition, we agree that monetary damages will not be a sufficient remedy and that the Vendor and the Agent shall be entitled to seek preliminary and permanent injunctive relief in the event of a breach or threatened breach of this Agreement, as well as all other applicable remedies at law or equity.

This Confidentiality Agreement shall be binding upon the undersigned and all of our subsidiaries, affiliates and/or related Persons and shall be governed by the laws of British Columbia.

DATED _____

_____

[PURCHASER - SIGNATURE]

Name: _____

We have authority to bind the Purchaser.

_____

[REPRESENTATIVE - SIGNATURE]

Name: _____

We have authority to bind the Representative.