

# \$375,000 - N/A, Calgary

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MLS® #A2170318

## \$375,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

A rare opportunity awaits with this well-established liquor store, boasting over 20 years of successful operation and a strong local reputation. Generating annual gross sales over \$1 million, this 1,800 sq ft store is a cornerstone of the community. Situated in a prime location with high exposure to heavy traffic, the monthly rent of \$7000, inclusive of operating costs, makes this an attractive venture for the new owner. Enjoy easy access to major routes like Deerfoot Trail, Downtown, and Chestermere, enhancing convenience for customers. Benefiting from its proximity to numerous commercial and residential properties, this opportunity offers a solid foundation for growth and success. Confidentiality agreement is in the supplements. "PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING APPOINTMENT"

Built in 1960

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2170318   |
| Price      | \$375,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1960       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |



## Community Information

|             |         |
|-------------|---------|
| Address     | N/A     |
| Subdivision | N/A     |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2024 |
| Days on Market | 196                  |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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