

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

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	200

## Listing Details

Listing Office	Real Estate Professionals Inc.
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