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## 123 GROCERY AVENUE FOR LEASE



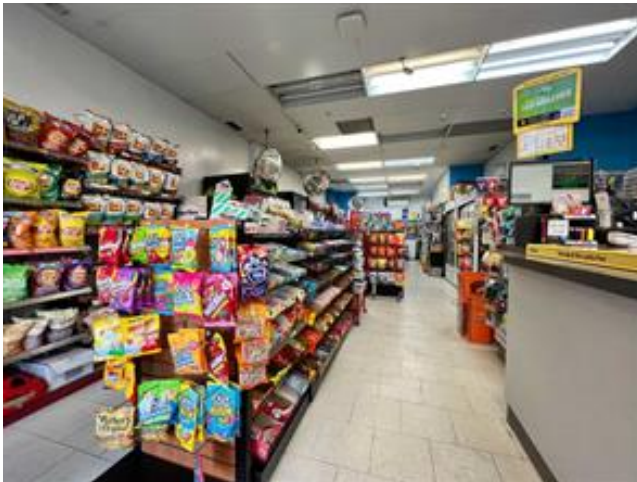
Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
26028

**MLS ID:**  
A2147496

**\$139,000**



 **MINGU KYOUNG**  
 (403) 253-5678

 MaxWell Capital Realty  
 403-253-5678

 123 Grocery Avenue , Calgary , Alberta T2T 0B2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 54	<b>Lease Amount</b> 3625.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Beltline	<b>Building Type</b> Retail
<b>Year Built</b> 2020	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 970.00	<b>Building Area (Sq. M.)</b> 90.12
<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Leases

One of the best locations in Calgary to run your business in a busy street with traffic signals, pedestrian crossings, bus stops, popular shops, cafes, restaurants, and pubs to attract more foot traffic. Surrounded by many offices, condos and rental apartments to keep the revenue steady. Situated in the main level of a high-rise building and there are repeat customers from upstairs to support a local business. Awesome exposure! Easy to manage! Low rent and low utilities! Lots of potential if you can stock more and open late. Great value. Don't miss this golden opportunity. Please respect the business & do not visit without a prior appointment.

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