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## LIQUOR STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
26205


**MLS ID:**  
A2151089

**\$90,000**



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 101, 4655 54 Avenue NE, Calgary , Alberta T3J 3Z4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 41	<b>Lease Amount</b> 4200.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Renewal Option	<b>Subdivision</b> Westwinds
<b>Building Type</b> Mixed Use, Shopping Centre, Street Level Storefront, Strip Mall	<b>Year Built</b> 2004	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1100.00
<b>Building Area (Sq. M.)</b> 102.19	<b>Inclusions</b> Seller to provide equipment list	<b>Restrictions</b> None Known
<b>Reports</b> None		

Affordable opportunity to become an owner operator of a profitable liquor store serving a busy northeast residential and semi commercial area. Gross sales reaching over \$500k with low overhead costs, no employees as the store is currently owner managed and easy to operate. Located within walking distance of prairie winds park! Inventory roughly \$120k (final count will be verified at possession) Rent \$4,400 (month) Renewal option 5 years - renewal is available now, Op Costs estimate \$15-17 psf Space sqf 1,100. Financials are available upon signing an NDA, priced to sell. Do not approach the staff or the owners without an appointment. \*\*\*\*MUST HAVE PRIOR OPERATING EXERIANCE\*\*\*\*

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