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## PAINT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
26753


**MLS ID:**  
A2168876

**\$149,000**



 **RAMESH VERMA**  
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 Real Estate Professionals Inc.  
 403-547-4102

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 125	<b>Lease Amount</b> 6500.00
<b>Lease Frequency</b> Monthly	<b>Building Type</b> Retail	<b>Year Built</b> 2021
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 1600.00	<b>Building Area (Sq. M.)</b> 148.64	<b>Inclusions</b> Asset list to be provided before closing
<b>Restrictions</b> None Known	<b>Reports</b> None	

Business Opportunity for Entrepreneurs: Independent Paint Retail Store for Sale. This is a fantastic opportunity for owner-operators or remote work individuals looking to become entrepreneurs. This independent retail store is currently managed by an absentee owner and is ready for a new operator to step in and thrive. Lease Improvements: Approximately \$200,000 worth of enhancements, shelving, and displays already in place. Assets Included: \$80,000 worth of machines and equipment, providing a solid foundation for operations. Sales Potential: Authorized to sell building materials and painting accessories, with the option to expand into complementary products like wallpapers and window shades. Competitive Advantage: Enjoy protection from competition with a minimum radius clause and exclusivity agreement in place. Monthly Rent: \$6,500 (includes operating costs). Call your Realtor today to set up a tour. "PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING APPOINTMENT"

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