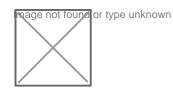


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

PAINT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 26753

MLS ID: A2168876

\$149,000



- △ RAMESH VERMA
- **2** (403) 547-4102
- Real Estate Professionals Inc.
- **403-547-4102**
- 🖒 Calgary , Alberta

Transaction Type

For Lease

Davs On Market

125

Lease Frequency

Structure Type

Building Area (Sq. Ft.)

Monthly

Retail

1600.00

Restrictions

Building Type

Retail

Property Type

Commercial

148.64

Building Area (Sq. M.)

Reports

None Known None Lease Amount

6500.00

Year Built

2021

Property Sub Type

Retail

Inclusions

Asset list to be provided before closing

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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