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CONVENIENCE STORE FOR SALE



Businesses and Franchises for Sale > Business for Sale



Location
Calgary, Alberta



Listing ID:
26891


MLS ID:
A2178910

\$199,900



 **MEHRETEAB WOLDEMICHAEL**
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 Diamond Realty & Associates LTD.
 403-453-8211

 160, 6800 Memorial Drive E, Calgary , Alberta T2A 6V3

Transaction Type

For Sale

Days On Market

74

Business Name

Lucky 7 Fair Deal Grocery

Business Type

Convenience Store

Zoning

Commercial

Subdivision

Marlborough Park

Building TypeRetail, Shopping Centre, Street Level
Storefront**Year Built**

1980

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Business

Legal Plan

7410533

Building Area (Sq. Ft.)

62754.12

Building Area (Sq. M.)

5830.00

Lot FeaturesCity Lot, Corner Lot, Open
Lot, Paved, Private**Inclusions**

Cash register, Copy (Fax) Machine, Telephone, Glass Show Case (Front Counter), Counter (Large Main Front), Microwave, Meat Glass top Chest freezers, Vegetables Glass top Chest Freezer, Double Glass Door Black Freezer, Three Door Glass Front white freezer, Two Chest Freezers small, Walk in cooler with 6 glass doors, Glass Door Cooler with 5 doors, Two Coke Display Rack, Large Chest Freezer, Five Section Wall display, Small Ice freezer, Two Glass Bong Display, Security System (Singh Security), Built in Office Desk, Walk in Freezer, Meat Band Saw, Sealing Machine, Small Scale, Label Printer, Wire Display Rack (small), Chips Display Rack, Two Candy Display Rack, Greeting Card Display Rack, Three Adjustable Isle Shelving (by row). Note: Value is estimated replacement cost only, this is not a resale value.

Commercial Amenities

Paved Yard, See Remarks

Access to PropertyPaved Road, Private, Public, Public
Transportation Nearby**Restrictions**

See Remarks

Reports

Leases

Exceptional opportunity to own a well-established convenience store with a potential to establish a fine Butcher on the side. Strategically positioned in a prime location Memorial Drive and 68 Street, Marlborough Park, with high foot traffic, surrounded by dense residential neighborhoods and mixed commercial developments. The store offers an optimal retail space of 2171 square feet at a reasonable rental rate. Call your favorite Realtor today!!

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