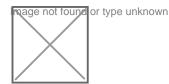


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

CONVENIENCE STORE FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationCalgary, Alberta

Listing ID:

26891 A2178910

\$199,900



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

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MLS ID:

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

Transaction Type

For Sale

Business Type

Convenience Store

Building Type

Retail, Shopping Centre, Street Level

Storefront

Property Type

Commercial

Building Area (Sq. Ft.)

62754.12

Commercial Amenities

Paved Yard, See Remarks

Restrictions

See Remarks

Days On Market

74

Zoning Commercial

Year Built 1980

Property Sub Type

Business

Building Area (Sq. M.)

5830.00

Access to Property

Paved Road, Private, Public, Public

Transportation Nearby

Reports

Leases

at a reasonable rental rate. Call your favorite Realtor today!!

Business Name

Lucky 7 Fair Deal Grocery

Subdivision

Marlborough Park

Structure Type

Retail

Legal Plan

7410533

Lot Features

City 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.

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

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