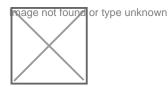


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **RETAIL FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID:

27181

MLS ID: A2185117

\$129,900



- <sup>△</sup> GLORIA SUN
- **403) 830-0568**
- **403-390-7080**
- <sup>1</sup> 123, 123 36 Street NE, Calgary , Alberta t2k 1y4

**Transaction Type** 

For Lease

**Days On Market** 

Structure Type

Lease Amount

5500.00

**Lease Frequency** 

Monthly

Zoning mc-1

Retail

24356

N/A

27

Subdivision Marlborough

Year Built

1990

Property Type

Commercial

**Property Sub Type** 

Retail

Legal Plan Building Area (Sq. Ft.)

748.00

Building Area (Sq. M.)

69.49

Inclusions

Restrictions
None Known

Reports

None

Discover This Prime Investment Opportunity in Calgary! This well-established franchise store, with over 20 years of profitable operations, is now available for you. This is not just a convenience store—it's your gateway to financial success! Key Highlights: Lottery Sales: Approx. \$1 Million annually || Merchandise Sales: \$422,000+ (60% from Cigarette Sales) || Exclusive Products: Highmargin items like hunting knives, Zippo lighters, cigars, bongs, and rolling papers, not found in other stores || Support System: Benefit from selected vendors and ongoing support from the franchise head office || Low Monthly Rent: \$5,400, including utilities (water, electricity, and heating) || Lease: 4 years remaining, with an option to renew || Free Parking: Available for customers || Operational Simplicity: Easily managed by one owner-operator and one part-time employee || Immediate Profitability: Start making money from day one! This is a rare chance to step into a thriving business and embark on your journey as an independent business owner. Don't miss out—act quickly to make this successful franchise yours today!

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