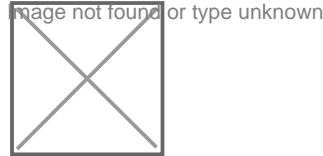


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## THIS IS A UNIQUE CHANCE TO OWN A THRIVING RETAIL STORE IN A PRIME LOCATION, CONSISTENTLY GENERATING...



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
27310

**MLS ID:**  
A2187485

**\$1,380,000**



 **JIM LEE**  
 (403) 617-0438

 Century 21 Bravo Realty  
 403-250-2882

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 16	<b>Lease Amount</b> 9000.00
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 1988	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 3200.00
<b>Building Area (Sq. M.)</b> 297.29	<b>Inclusions</b> N/A	<b>Restrictions</b> Board Approval, Landlord Approval, See Remarks
<b>Reports</b> Call Lister		

This is a unique chance to own a thriving retail store in a prime location, consistently generating over \$4 million in annual sales, with a remarkable \$4.3 million in gross revenue for 2024. The store, spanning 3,200 SF, is situated in a high-traffic plaza in South Calgary, directly facing Macleod Trail—one of the city's busiest roads, with over 100,000 vehicles passing by daily. In Business for over 22 years and specializing in a wide range of electronic products, from new devices to repairs, the store has built a loyal customer base since its inception in 2002. This loyalty has contributed to steady growth year after year. The business benefits from a seasoned management team that has been in place for over 8 years, with a dedicated staff ready to remain under new ownership. Additionally, this sale includes being part of the FRANCHISE from the Head Corporate office, ensuring continued access to exclusive products and a well-established supply chain. With a strong 20%+ margin on product sales and a reliable inventory system, this business is primed for ongoing success and expansion.

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