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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

\$879,000



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

 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

Transaction Type For Lease	Days On Market 95	Lease Amount 9000.00
Lease Frequency Monthly	Year Built 1988	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 3200.00
Building Area (Sq. M.) 297.29	Inclusions N/A	Restrictions Board Approval, Landlord Approval, See Remarks
Reports 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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