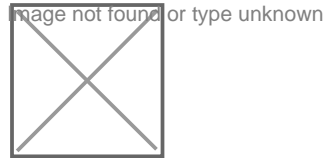


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

THIS IS A RARE CHANCE TO OWN A SUCCESSFUL RETAIL STORE (20 YEARS IN BUSINESS) IN A PRIME LOCATION,...



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
27311


MLS ID:
A2187486

\$699,800



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

 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

Transaction Type For Lease	Days On Market 16	Lease Amount 8200.00
Lease Frequency Monthly	Year Built 1999	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 2400.00
Building Area (Sq. M.) 222.97	Inclusions N/A	Restrictions Board Approval, Landlord Approval
Reports Call Lister, Leases		

This is a rare chance to own a successful retail store (20 years in business) in a prime location, consistently generating over \$2 million in annual sales, with a strong \$2.1 million in gross revenue for 2024. The 2,400 SF store is situated in a high-traffic plaza in Northeast Calgary, just steps away from a major shopping mall, ensuring maximum visibility and foot traffic. Recently renovated, the store boasts upgraded flooring, display shelves, and an optimized layout to better showcase its diverse range of electronic products, from new devices to repairs. The business benefits from a highly favorable lease, with rental costs representing only about 5% of gross revenue and flexible renewal options in place. Since its opening in 2005, the store has built a loyal customer base, experiencing steady growth year after year. With an experienced management team ready to stay under new ownership, the business is well-positioned for continued success. This sale includes being part of a Franchise Brand and qualifying the new buyer from the Head Corporate office, ensuring access to exclusive product lines and a reliable supply chain. Thanks to a proven inventory system and strong margins of 20%+, and continued growth year over year.

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