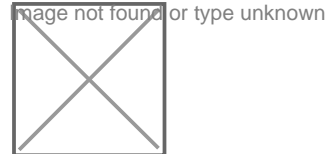


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

ANY STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
29815


MLS ID:
A2202964

\$189,000



 **FANG AN**
 (403) 547-8401

 First Place Realty
 403-547-8401

 Any Street , Calgary , Alberta T3B 2B3

Transaction Type For Lease	Days On Market 18	Lease Amount 2400.00
Lease Frequency Monthly	Subdivision Bowness	Year Built 1900
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1000.00	Building Area (Sq. M.) 92.90	Inclusions None
Restrictions None Known	Reports Financial Statements,Leases	

LOW RENT COST- Grocery & CONVENIENCE STORE business! Gross sales approx. \$700K/2023 and 2024, including Lottery, Tobacco, Grocery, Smoke Accessories & more. Currently, a full-time employee work from 10 Am to 9 Pm, and the owner manages administrative duties and purchasing. This highly profitable store is located in the heart of a NW Calgary Community and is well-known and liked by the community for its service over many many years. 1000 SQ FT size store with LOW RENT features full equipment, All equipment are in immaculate condition and are all owned. Tons of potential to increase profit by new owner. Turnkey opportunity--don't need to change anything at all. No experience necessary. Seller will train to ensure smooth transition. All viewings by appointment only. PLEASE DO NOT APPROACH STAFF. The most promising aspect lies in the growth potential of this unit, presenting opportunities for expansion and increased revenue through aggressive marketing strategies. Introducing ready-to-eat food items, coffee, and other offerings tailored for local residents and school kids could further enhance profitability. This initiative calls for the energy and enthusiasm of young entrepreneurs ready to take the lead. listed price is only for business .Inventory is extra.

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