

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:
30061

MLS ID:
A2208437

\$129,900



 **GLORIA SUN**
 (403) 830-0568

 TrustPro Realty
 403-390-7080

 123, 123 36 Street NE, Calgary , Alberta T2K 1Y4

Transaction Type	Days On Market	Lease Amount
For Lease	16	5500.00
Lease Frequency	Zoning	Subdivision
Monthly	mc-1	Marlborough
Year Built	Structure Type	Property Type
1990	Retail	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	24356	748.00
Building Area (Sq. M.)	Inclusions	Restrictions
69.49	N/A	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: High-margin items like hunting knives, Zippo lighters, cigars, bong, 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!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.