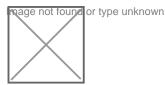


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **123 GROCERY AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 30741

MLS ID: A2225097

\$139,900



- **△** MINGU KYOUNG
- **2** (403) 253-5678
- **403-253-5678**
- 123 Grocery Avenue, Calgary, Alberta T2T 0B2

Transaction Type

For Lease

**Days On Market** 

Lease Amount 3447.50

**Building Type** 

155

**Lease Frequency** 

Monthly

Subdivision

Structure Type

Retail

WOTILI

Beltline

Property Type

Year Built 2020

Retail

Retail

Commercial

**Property Sub Type** 

Building Area (Sq. Ft.)

Building Area (Sq. M.)

970.00

0

Inclusions N/A Restrictions
Landlord Approval

Reports Leases

90.12

One of the best locations in Calgary to run your business in a busy street with traffic signals, pedestrian crossings, bus stops, popular shops, cafes, restaurants, and pubs to attract more foot traffic. Surrounded by many offices, condos and rental apartments to keep the revenue steady. Situated in the main level of a high-rise building and there are repeat customers from upstairs to support a local business. Awesome exposure! Easy to manage! Low rent and low utilities! Lots of potential if you can stock more and open late. Great value. Don't miss this golden opportunity. Please respect the business & do not visit without a prior appointment.

**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.