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123 ANY NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease

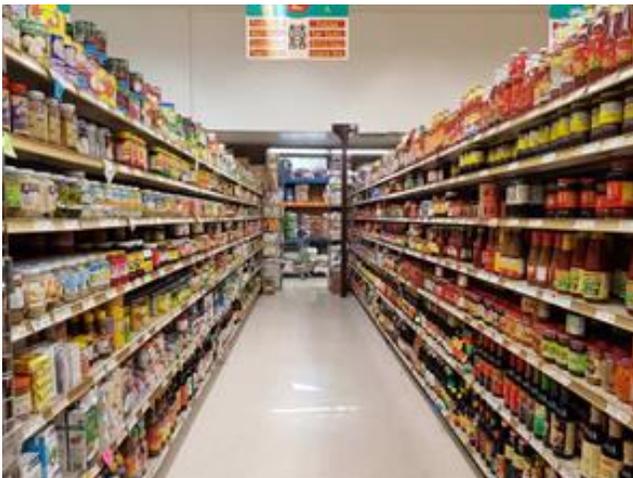


Location
Calgary, Alberta

Listing ID:
31595

MLS ID:
A2245752

\$638,000



 **ED KWAN**
 (403) 397-6667

 First Place Realty
 403-547-8401

 123 Any NW, Calgary , Alberta T3K 0R2

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|--|---|---|
| Transaction Type For Lease | Days On Market 228 | Lease Amount 18.00 |
| Lease Frequency Annually | Subdivision Country Hills Village | Building Type Commercial Mix |
| Year Built 1980 | Structure Type Retail | Property Type Commercial |
| Property Sub Type Retail | Building Area (Sq. Ft.) 5480.00 | Building Area (Sq. M.) 509.10 |
| Inclusions All business equipment and shelves, refrigeration equipment necessary to operate a 5000sf grocery store | Restrictions None Known | Reports None |

Supermarket grocery store in a regional mall, lot of parking, 5500sf with mainly Asian food, fresh vegetables, frozen food section, BBQ section, live seafood tanks, well laid out. Currently \$2M revenue and climbing, business in operation for 3 years, also wholesale supply to restaurants, wholesale accounts will be assign to the new owner. Profitable business, make money from day one and lots of runway to improve. Proven location and business concept, 7 years lease left. Great lease rate for this caliber of mall location. Customers are draw in by the mall. Seller retires, great opportunity for young persons who want to build something. Suitable for family operation also, especially if you are a BBQ chef. If you open a 5500sf store, the cost will be more than the \$650k for renovation/equipment cost... Now the accumulated 3 years of customer is given to you... it is like you are handed the controls after the plane has reached cruising altitude. Making things really clear and easy... no more guessing or chance to make mistakes. \$650k. NDA required for further info.

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