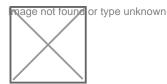


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **456 ANYSTREET FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 32818

MLS ID: A2269837

\$23,000



- △ RENJU KORATH
- (587) 703-5665
- TREC The Real Estate Company
- **403-270-4060**
- 456 Anystreet , Calgary , Alberta T2Z0B4

**Transaction Type** 

For Lease

**Days On Market** 

23000.00

**Lease Amount** 

Lease Frequency

. . . . .

Lease Term

Lease Term Remaining

Monthly

Other

10

120

Sub Lease

1

Year Built

2003

**Subdivision**McKenzie Towne

Building Type Major Shopping

Structure Type

Retail

Property Type Commercial

**Property Sub Type** 

Building Area (Sq. Ft.)

Building Area (Sq. M.) 445.93

**Business** 

4800.00

Inclusions

none

**Restrictions**None Known

Reports None

Business Takeover / Lease Takeover Opportunity An excellent opportunity to take over a well-established retail business or lease of a fully developed 4,800 sq. ft. retail space, currently operating as a successful Dollar Store Franchise for over 15 years. The current owner is relocating abroad for personal reasons, creating a great opportunity for a new operator or investor to step in. This turnkey retail setup is ideal for a variety of retail concepts and comes with a monthly rent of \$23,000 (including operating costs). Key Highlights: Prime 4,800 sq. ft. retail space Long-standing franchise with strong community presence Fully built-out retail interior — ready for immediate operation Located on a busy street, surrounded by banks, restaurants, a liquor store, and anchored by a national grocery chain A rare chance to acquire or lease a proven retail location in a high-traffic commercial area.

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