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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 10	Lease Amount 23000.00
Lease Frequency Monthly	Lease Term Other	Lease Term Remaining 120
Sub Lease 1	Subdivision McKenzie Towne	Building Type Major Shopping
Year Built 2003	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 4800.00	Building Area (Sq. M.) 445.93
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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