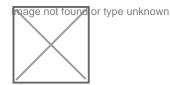


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RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationCalgary, Alberta

Listing ID:

32999

MLS ID: A2272362

\$160,000



[△] GLORIA SUN

(403) 830-0568

403-390-7080

9, 132 3 Avenue SE, Calgary , Alberta T2G 0B6

Transaction Type

For Sale

Days On Market

12

Business Type

Zoning

DC (pre 1P2007)

Subdivision Chinatown Year Built 1980

Retail

Structure Type

Retail

Property Type Commercial **Property Sub Type**

Retail

Legal Plan

9610174

Building Area (Sq. Ft.)

3584.41

Building Area (Sq. M.)

333.00

Inclusions

30K of inventory comes with the

business

Restrictions
None Known

Reports None

Are you looking to be your own boss and own a property for your business? Don't miss this rare opportunity to acquire a well-established traditional business and its property, operating for more than 20 years and located in the popular Far East Shopping Centre. This prime location offers excellent foot traffic, with plenty of public and street parking nearby. The business currently operates 5 days a week, from 11:00 AM to 4:00 PM — just 25 hours per week to generate steady income. 2025 Property Tax: \$1,604, Condo Fee: \$522.07 (includes gas and water). You only pay for electricity. The unit is 333 sq. ft., making it an affordable, easy-to-maintain space that maximizes profitability. Book your showing today and discover your next business opportunity!

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