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## HARDWARE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
34319

**MLS ID:**  
A2287492

**\$383,000**



 **SIMON D. HUNT**  
 (403) 850-5502

 RE/MAX House of Real Estate  
 403-287-3880

 330, 8338 18 Street SE, Calgary , Alberta T2C 4E4

**Transaction Type**

For Lease

**Title**

Leasehold

**Days On Market**

53

**Lease Amount**

5832.75

**Lease Frequency**

Monthly

**Sub Lease**

1

**Zoning**

C-C2 f1.0h18

**Subdivision**

Riverbend

**Building Type**

Strip Mall

**Year Built**

1996

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Building Area (Sq. Ft.)**

1401.00

**Building Area (Sq. M.)**

130.16

**Construction Type**

Brick,Stucco,Wood Frame

**Roof**

Metal

**Foundation**

Poured Concrete

**Cooling**

Central Air

**Heating**

Forced Air,Natural Gas

**Lot Features**City Lot,Landscaped,Level,Low  
Maintenance Landscape,Near Public  
Transit,Near Shopping Center,No Back  
Lane,Paved,Street Lighting**Commercial Amenities**

Parking-Extra,Yard Lights

**Access to Property**

Direct Access,Public,Strip Shopping Mall

**Inclusions**

Please see the Supplements

**Restrictions**Development Restriction,Landlord  
Approval,Lease Restriction**Reports**Aerial Photos,Financial  
Statements,Floor Plans,Information  
Package,Leases

Here is an ESTABLISHED HARDWARE BUSINESS FOR SALE – Riverbend Centre TURN-KEY OPPORTUNITY to own a REPUTABLE HARDWARE BUSINESS in the heart of RIVERBEND CENTRE! This 1,401 Sq Ft Retail Space offers EXCELLENT EXPOSURE within a BUSY Shopping Centre + benefits from UNLIMITED SHARED CUSTOMER PARKING, w/2 parking stalls directly IN FRONT of the STORE! This LONG-STANDING COMMUNITY BUSINESS has built a strong reputation by combining traditional hardware retail with a wide range of specialty services that generate steady foot traffic and repeat clientele. The store is efficiently laid out with a FUNCTIONAL Retail Sales area, Storage room, A/C, and a 2-PIECE WASHROOM, allowing for smooth day-to-day operations. A major advantage of this opportunity is the LEASE RENTAL STRUCTURE (+ GST), with LEASE RATES LOCKED IN UNTIL 2030 WITH ONLY ONE SCHEDULED 3.3% INCREASE, providing predictable occupancy costs. There are 4 YEARS REMAINING ON THE CURRENT LEASE WITH AN ADDITIONAL 5-YEAR RENEWAL, offering long-term stability for the next owner. The business currently operates 9:00 AM – 6:00 PM MONDAY THROUGH SATURDAY AND 10:00 AM – 5:00 PM ON SUNDAYS, serving a LOYAL customer base throughout the surrounding Riverbend and Southeast Calgary communities. In ADDITION to hardware retail products, the business provides numerous IN-DEMAND services including key cutting, re-keying door locks and deadbolts, watch and FOB battery replacement, skate sharpening, tool sharpening, fishing and hunting license sales, UPS and FedEx access point services, tool rental, as well as paint tinting and shaking. These services create MULTIPLE REVENUE STREAMS and bring customers BACK REGULARLY! The business may be purchased TURN-KEY WITH TRAINED STAFF IN PLACE, allowing for a smooth transition and continued operations from day one. With PURCHASING THE EXISTING INVENTORY (INCLUDED in LIST PRICE!), making it easy for the next owner to step in and continue serving the established customer base. THIS IS AN EXCELLENT OPPORTUNITY FOR AN OWNER-OPERATOR OR ENTREPRENEUR TO ACQUIRE A PROFITABLE, SERVICE-ORIENTED RETAIL BUSINESS IN A PRIME COMMUNITY SHOPPING CENTRE LOCATION WITH A SECURE LONG-TERM LEASE! Book today!

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