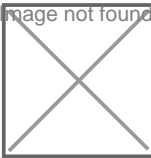


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BOOKS/CARDS/STATIONARY,CANDY/COOKIE,CONVENIENCE STORE,FOOD & BEVERAGE ,GIFT SHOP ,GROCERY,RETAIL FOR SALE



Businesses and Franchises for Sale > Business for Sale



Location
Calgary, Alberta

Listing ID:
26946


MLS ID:
A2180757

\$298,888



 **MAXINE MORRISON**
 (403) 615-9443

 Royal LePage Benchmark
 403-253-1901

 123 Discount Avenue SW, Calgary , Alberta T2H 2H8

Transaction Type

For Sale

Transaction Type

For Lease

Days On Market

180

Days On Market

122

Business NameTurnkey Franchise Opportunity:
Profitable Party & Convenience
Store in Calgary!**Business Type**Books/Cards/Stationary,Candy/Cookie,Convenience
Store,Food & Beverage ,Gift Shop ,Grocery,Retail**Lease Amount**

42.00

Lease Frequency

Annually

Lease Term

Renewal Option

Sub Lease

1

Zoning

C-R3

Zoning

C-R3

Subdivision

NONE

Subdivision

NONE

Building TypeMajor Shopping,Retail,Shopping Centre,Street
Level Storefront**Building Type**Major Shopping,Retail,Shopping
Centre,Street Level Storefront**Year Built**

2017

Year Built

2017

Structure Type

Retail

Structure Type

Retail

Property Type

Commercial

Property Type

Commercial

Property Sub Type

Business

Property Sub Type

Business

Legal Plan

N/A

Legal Plan

N/A

Building Area (Sq. Ft.)

5030.00

Building Area (Sq. Ft.)

5030.00

Building Area (Sq. M.)

467.30

Building Area (Sq. M.)

467.30

Footprint (Sq. Ft.)

5030

Footprint (Sq. Ft.)

5030

Lot Features

Street Lighting

Lot Features

Street Lighting

Commercial Amenities

Storage,Storefront

Commercial Amenities

Storage,Storefront

Access to Property

Major Shopping Center

Access to Property

Major Shopping Center

InclusionsIncluded in sale all furnishings, racking/shelving,
signage, marketing materials, technology hardware.
Preliminary List to be shared with agent upon
signing an NDA and updated list at time of sale.**Inclusions**Included in sale all furnishings,
racking/shelving, signage,
marketing materials, technology
hardware. Preliminary List to be
shared with agent upon signing an
NDA and updated list at time of
sale.**Restrictions**

Landlord Approval,See Remarks

Restrictions

Landlord Approval,See Remarks

ReportsAnnual Property Operating
Data,Audited Financial
Statements,Call**Reports**Annual Property Operating
Data,Audited Financial
Statements,Call

THRIVING BUSINESS for Sale in a PRIME Shopping Centre in CALGARY. This ESTABLISHED Canadian FRANCHISE - PARTY and CONVENIENCE STORE offers an exciting opportunity to step into a PROFITABLE, community-loved venture. ASSET SALE - Established Since 2017 - 8 years - Gross Revenue \$1.092M - Cash Flow \$100K - 3 Full-time and 3 Part-time Staff. • PROVEN Franchise Model: Benefit from a well-known brand with strong market recognition and ongoing franchisee support. • DIVERSE Revenue Streams: Offers a wide range of products, including party supplies, balloons, decorations, snacks, beverages, and every day (discount) convenience items. • PRIME Location: Situated in a high-traffic area with excellent visibility and steady foot traffic from the surrounding neighborhood and businesses. • TURNKEY Operation: Fully equipped with trained staff, modern POS systems, and established supplier relationships—ready for you to take over seamlessly. • GROWTH Potential: Expand product offerings, introduce delivery services, or enhance marketing efforts to further increase revenue. • STRONG Financials: Consistent revenue with room for growth. • LOYAL Customer Base: A go-to destination for party planners and daily essentials. • FRANCHISE Support: Comprehensive training and marketing resources to ensure your success. • WORK-LIFE Balance: Flexible operations with a well-structured team in place. Perfect For Aspiring entrepreneurs, seasoned business owners, or anyone looking to invest in a proven business model with strong community ties. Don't miss your chance to own a successful franchise in Calgary! NOTE: FRANCHISE ASSET SALE, INVENTORY EXTRA, Franchise agreement and property sublease to be assumed by new business owner. Inquire today to learn more and make this exciting business your own. Serious inquiries only - Financial details available upon REQUEST with a REQUIRED SIGNED NDA.

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