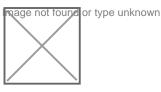


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THIS IS A UNIQUE CHANCE TO OWN A THRIVING RETAIL STORE IN A PRIME LOCATION, CONSISTENTLY GENERATING...



Commercial Real Estate > Commercial Property for Lease

 Location
 Listing ID:
 MLS ID:
 \$879,000

 Calgary, Alberta
 27310
 A2187485
 \$879,000



	JIM LEE (403) 617-0438
ii D	Century 21 Bravo Realty 403-250-2882
ß	Calgary , Alberta

Transaction Type For Lease

Lease Frequency Monthly

Property Type Commercial

Building Area (Sq. M.) 297.29 Days On Market

Year Built 1988

Property Sub Type Retail

Inclusions N/A Lease Amount 9000.00

Structure Type Retail

Building Area (Sq. Ft.) 3200.00

Restrictions Board Approval,Landlord Approval,See Remarks

Reports Call Lister

This is a unique chance to own a thriving retail store in a prime location, consistently generating over \$4 million in annual sales, with a remarkable \$4.3 million in gross revenue for 2024. The store, spanning 3,200 SF, is situated in a high-traffic plaza in South Calgary, directly facing Macleod Trail—one of the city's busiest roads, with over 100,000 vehicles passing by daily. in Business for over 22 years and specializing in a wide range of electronic products, from new devices to repairs, the store has built a loyal customer base since its inception in 2002. This loyalty has contributed to steady growth year after year. The business benefits from a seasoned management team that has been in place for over 8 years, with a dedicated staff ready to remain under new ownership. Additionally, this sale includes being part of the FRANCHISE from the Head Corporate office, ensuring continued access to exclusive products and a well-established supply chain. With a strong 20%+ margin on product sales and a reliable inventory system, this business is primed for ongoing success and expansion.

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