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## 104, 743 RAILWAY AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Canmore, Alberta



**Listing ID:**  
30031


**MLS ID:**  
A2207594

**\$349,900**



 **MINGU KYOUNG**  
 (403) 253-5678

 MaxWell Capital Realty  
 403-253-5678

 104, 743 Railway Avenue , Canmore , Alberta T3H 3C4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 91	<b>Lease Amount</b> 4103.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Town Centre_Canmore	<b>Year Built</b> 2017
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 941.80	<b>Building Area (Sq. M.)</b> 87.50	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Leases	

Profitable UPS Store for Sale! A rare opportunity to own a recession-proof business with No Direct Competition! Are you looking for a profitable, easy-to-manage business in a prime location? This well-established UPS Store in Canmore is the only one serving Canmore, Banff, and surrounding areas which make it an essential business for travelers, local residents, professionals, and business owners who need reliable shipping and document services. This wonderful business was established 25 years ago, and the current owner managing it since 2017, offering shipping services, mailbox rentals, printing & faxing, paper shredding, and other marginal services to generate a steady revenue. Easy to operate and ideally 1.5 person to manage the daily operation to save employment cost. Perfect location in the entry of the town centre with maximum exposure so don't need much advertisement, and it is a turn-key business! With e-commerce and remote work increasing demand for shipping and mailing services, and there is huge potential to expand the business. This is a rare opportunity to own a thriving business with minimal competition and strong community demand. Serious inquiry only. Please don't visit the store and associate with employees! Please sign the attached Confidentiality Agreement in Supplements.

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