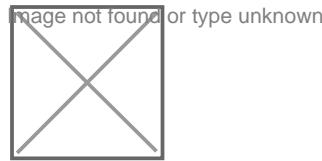


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## OUTSTANDING OPPORTUNITY TO ACQUIRE A WELL-ESTABLISHED GROCERY STORE FULLY EQUIPPED AND IDEALLY...

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
30395

**MLS ID:**  
A2216817

**\$349,900**



**KRISHAN GOLL**  
 (403) 250-2882

Century 21 Bravo Realty  
 403-250-2882

Calgary , Alberta

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	289	35.00
<b>Lease Frequency</b>	<b>Zoning</b>	<b>Subdivision</b>
Monthly	C1	Falconridge
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1990	High Rise (5 stories)	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Business	6300.00	585.28
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
AS IS	None Known	None

Outstanding opportunity to acquire a well-established grocery store fully equipped and ideally located in the heart of Downtown Calgary. This business operates in a clean, well-maintained retail space of over 5,000 sq ft, offering excellent visibility, high foot traffic, and proximity to both residential and commercial developments. The store features a comprehensive layout, including areas for fresh produce, dry goods, dairy, frozen foods, and meat section. Turn-key and fully equipped, this is a perfect opportunity for an owner-operator or investor seeking a strong retail presence in a high-demand urban location. With close access to public transit and surrounded by office towers, condos, and ongoing downtown revitalization, the store enjoys consistent customer flow and strong community presence.

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