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RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 31303

MLS ID: A2238986

\$99,000



 $\stackrel{\circ}{=}$ ED KWAN

- **(403)** 397-6667
- First Place Realty
- **403-547-8401**
- 🖒 Calgary , Alberta

Transaction Type

For Lease

Days On Market

123

Lease Amount

34.00

Lease Frequency

Annually

Building TypeShopping Centre

Year Built

2003

Structure Type

Retail

Property Type Commercial **Property Sub Type**

Business

Building Area (Sq. Ft.)

5210.00

Building Area (Sq. M.)

484.02

Inclusions

business equipment and racks

Restrictions Reports

None Known Financial Statements, Floor Plans

Franchise Dollar store in SW Calgary shopping mall. Sale in the \$500k level, consistently in the last 3 years. Currently family operated. Royalty 4% of gross sale. Seller retires. 9 years in business, lease till 2029. \$34/sf rent on 5200sf retail space. Plenty of free parking. Merchant has the flexibility in selecting inventory, suitable for business minded investors. Note, it will you cost more to set up a 5000sf franchise dollar store, the seller is practically giving this business away.

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