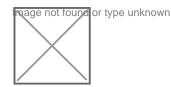


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

123 ANY NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID:

31595 A2245752

MLS ID:

\$650,000



△ ED KWAN

- **2** (403) 397-6667
- First Place Realty
- **403-547-8401**
- 123 Any NW, Calgary, Alberta T3K 0R2

Transaction Type

For Lease

Days On Market

Lease Amount

18.50

Lease Frequency

Annually

Subdivision

Country Hills Village

Building Area (Sq. Ft.)

123

Building Type Commercial Mix

Year Built

Structure Type Retail

1980

Property Type Commercial

Property Sub Type

Building Area (Sq. M.)

5480.00

Inclusions

Retail

All business equipment and shelves, refrigeration equipment necessary to operate a 5000sf grocery store

Restrictions None Known

Reports None

509.10

Supermarket grocery store in a regional mall, lot of parking, 5500sf with mainly Asian food, fresh vegetables, frozen food section, BBQ section, live seafood tanks, well laid out. Currently \$2M revenue and climbing, business in operation for 3 years, also wholesale supply to restaurants, wholesale accounts will be assign to the new owner. Profitable business, make money from day one and lots of runway to improve. Proven location and business concept, 7 years lease left. Great lease rate for this caliber of mall location. Customers are draw in by the mall. Seller retires, great opportunity for young persons who want to build something. Suitable for family operation also, especially if you are a BBQ chef. If you open a 5500sf store, the cost will be more than the \$650k for renovation/equipment cost... Now the accumulated 3 years of customer is given to you... it is like you are handed the controls after the plane has reached cruising altitude. Making things really clear and easy... no more guessing or chance to make mistakes. \$650k. NDA required for further info.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.