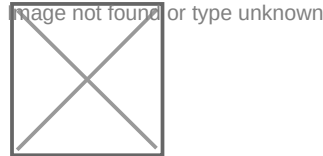


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456 ANYSTREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32818

MLS ID:
A2269837

\$23,000



 **RENJU KORATH**
 (587) 703-5665

 **TREC The Real Estate Company**
 403-270-4060

 456 Anystreet , Calgary , Alberta T2Z0B4

Transaction Type

For Lease

Days On Market

1

Subdivision

McKenzie Towne

Building Type

Major Shopping

Year Built

2003

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Business

Building Area (Sq. Ft.)

4800.00

Building Area (Sq. M.)

445.93

Inclusions

none

Restrictions

None Known

Reports

None

Business Takeover / Lease Takeover Opportunity An excellent opportunity to take over a well-established retail business or lease of a fully developed 4,800 sq. ft. retail space, currently operating as a successful Dollar Store Franchise for over 15 years. The current owner is relocating abroad for personal reasons, creating a great opportunity for a new operator or investor to step in. This turnkey retail setup is ideal for a variety of retail concepts and comes with a monthly rent of \$23,000 (including operating costs). Key Highlights: Prime 4,800 sq. ft. retail space Long-standing franchise with strong community presence Fully built-out retail interior — ready for immediate operation Located on a busy street, surrounded by banks, restaurants, a liquor store, and anchored by a national grocery chain A rare chance to acquire or lease a proven retail location in a high-traffic commercial area.

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