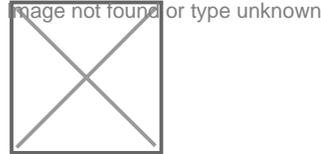


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## ARTS AND ENTERTAINMENT, DECORATOR, GIFT SHOP, HOBBY, RETAIL FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
33245

**MLS ID:**  
A2275000

**\$75,000**



 **ABBY EVERINGHAM**  
 (403) 618-6984

 The Real Estate District  
 403-618-6984

 123 Dollar Store Branch SW, Calgary, Alberta T2Y4S6

**Transaction Type**

For Lease

**Days On Market**

90

**Lease Amount**

23264.00

**Lease Frequency**

Monthly

**Subdivision**

South Calgary

**Building Type**

Retail

**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

**Commercial Amenities**

Parking-Extra,Storage,Storefront

**Inclusions**

All inventory, shelving, fixtures, displays, and business equipment necessary for ongoing operations. Lease amount includes Opt costs

**Restrictions**

Landlord Approval

**Reports**

Financial Statements,Leases

Dollar store business operating since 2005, located in a large, detached retail space of over 5,000 sq. ft. within a busy commercial plaza surrounded by multiple anchor tenants and positioned near major roadways, offering strong exposure and accessibility. This is an opportunity for a buyer to take over and reposition the existing business or leverage the large-format space for their own retail concept, subject to landlord approval. The property benefits from consistent traffic driven by neighbouring anchors. The sale includes inventory and existing store fixtures. The premises are located in a professionally managed commercial complex. Ideal for an experienced operator or retailer seeking a large footprint in a proven retail location with upside through operational improvements or rebranding.

**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.