

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.

## 428 16 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
33294


**MLS ID:**  
A2275475

**\$179,800**



 **JIM LEE**  
 (403) 617-0438

 Century 21 Bravo Realty  
 403-250-2882

 428 16 Avenue NE, Calgary , Alberta T2E1K2

**Transaction Type**

For Lease

**Days On Market**

23

**Lease Amount**

9000.00

**Lease Frequency**

Monthly

**Subdivision**

Winston Heights/Mountview

**Year Built**

1990

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Building Area (Sq. Ft.)**

2416.00

**Building Area (Sq. M.)**

224.45

**Inclusions**

seller to provide asset list

**Restrictions**

Landlord Approval

**Reports**

Call Lister, Financial Statements

Welcome to this well-established retail liquor store, proudly owned and operated by the same owner for over 20 years. Ideally located along the major corridor of 16th Avenue, the store benefits from excellent visibility and exposure to tens of thousands of vehicles passing by each week. This well stocked 2,416 sq. ft. premises is situated within a small neighborhood plaza anchored by sit-down and quick-service restaurants, creating steady foot traffic. The store also offers the convenience of seven dedicated parking stalls for its loyal customer base. Just minutes from Edmonton Trail, the location is surrounded by numerous business types, dense apartment buildings and mature residential neighborhoods, providing a strong and consistent customer base. The lease is attractively priced at \$9,000 per month, including operating costs, with three years remaining and an option to renew for an additional five years. This easy-to-manage business is ideal for a dual or family operation, with both in-store retail and an established online platform already in place. There is further growth potential through liquor delivery services. Step into ownership and be your own boss today

**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.